



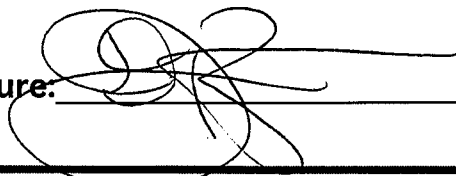
TRICOAST HOMES

A LEGACY OF EXCELLENCE

HOMEOWNER MAINTENANCE (HOMEOWNER COPY)

1. Hard rake drainage swales to remove silt buildup that will block the positive drainage pattern established by Tricoast Homes. This not only keeps water from standing in the swale, but helps uniform moisture in the soils adjacent to your foundation, minimizing movement, preventing the cosmetic cracks in masonry, ceramic tile, and drywall, etc.
2. Coordinate watering schedules with neighbors and turn off sprinklers during and after rains to allow swales to dry.
3. Replace batteries in smoke detectors yearly.
4. Replace HVAC filters at least every three months.
5. Pour 1/2 cup of bleach into the primary condensate line to prevent algae build-up twice a year.
6. Adjust exterior door thresholds to prevent leaks.
7. Check GFCI breakers before calling the electrical contractor if an outlet close to a water source is inoperable.
8. Every three-(3) months, inspect the grout lines in tub and shower areas for hairline cracks and fill with tub and tile caulking compound to prevent water leaks. Failure to address these cracks will cause extensive damage to the underlying structures that support the tile.
9. At least twice (2) a year, inspect the exterior and interior caulking for shrinkage cracks. Replace the interior caulking with a quality latex caulking compound and the exterior caulking with a silicone-based product. Both products are available from your local paint store or a home improvement center.
10. Once a year, drain the water heater.
11. Water foundation with a drip system or soaker hoses year-round.

Homeowner Signature: _____



Date: _____

1/24/25



Emberly

SUB-CONTRACTOR TELEPHONE LIST

The following vendors/sub-contractors can be contacted directly to schedule service

Vendor or Sub-Contractor	Service Phone Number
2 Year Workmanship Warranty	
Heating + A/C	LONE STAR AIR SYSTEMS (281)-355-8485
Plumber	AMAILEY PLUMBING (832)-379-2700
Electrical	LANEHART ELECTRIC (713)-465-0477
1 Year Warranty	
Appliances	KODIAK INTERIORS GROUP LLC (281)-236-3311
Overhead Door	GARAGE DOOR SERVICES (713)-983-8771
Carpet-Wood	EVO DESIGN & CONSTRUCTION (832)-879-6001
Ceramic Tile	EVO DESIGN & CONSTRUCTION (832)-879-6001

HOW TO CONTACT CUSTOMER SERVICE DEPARTMENT

To report an after hour "EMERGENCY" contact the appropriate Sub-Contractor listed above, then report it to Tricoast by filling out a warranty ticket on the website.

WE EXPECT OUR CONTRACTORS TO PROVIDE PROMPT AND EFFICIENT CUSTOMER SERVICE.
IF YOU FEEL THAT THEY DID NOT, PLEASE CONTACT YOUR TRICOAST SALES COUNSELOR

EMAIL ADDRESS: Warranty@TricoastHomes.com

**WE ARE BUILDING YOUR
CHARACTER. CHARM. LIVABILITY. BUILT-IN
HOMEOWNER ORIENTATION**

THE TRICOAST WAY!

Introduction;

Welcome & Congratulations! Our guide to establishing clear communication, setting the right expectations, and helping you understand our home building process.

What to Expect?

1. Present your new home!

Review your homeowner's orientation forms.

- a. Note items for repair or adjustment.

2. Review, care, homeowner maintenance and operation.

- a. Tips, notes and cautions

3. Warranty Process

- a. 2-Year Workmanship
- b. 10-Year Structural



Design Center Selections & Plan Reviews



Pre-Construction Meeting



Weekly Communication



Pre-Drywall Review



Quality Assurance Inspection



Homeowner Orientation

Our Commitment to Quality



Homeowner Surveys



10-Year Transferable Structural Warranty



2-Year Workmanship Warranty



Final List Walk-through





WE ARE BUILDING YOUR
CHARACTER. CHARM. LIVABILITY. BUILT-IN
THE TRICOAST WARRANTY
2 Year
Workmanship

OUR COMMITMENT TO YOU DOES NOT END AT CLOSING



We are proud to offer a 2- year extended warranty. Which is double the industry standard, and a 10- year structural warranty.



High-performance materials and brand name products, Thorough inspections and quality control, along with superior workmanship.

Our easy to navigate warranty process, and high-quality built product, with thorough checks, also comes with satisfaction guarantees through out warranties and long-term commitment to you and our product.

You made the right choice with Tricoast Homes!

MULTIPLE- STEP QUALITY ASSURANCE IN EACH HOME INCLUDE:

- Visual inspections are conducted daily
- On-site quality inspections to verify foundation installation, while additional random testing confirms the compressive strength of the foundation.
- Each Tricoast home is designed by a registered professional engineer to meet structural and wind requirements of the International Residential Code.
- Warranty requests are thoroughly reviewed, and homeowners are promptly contacted .

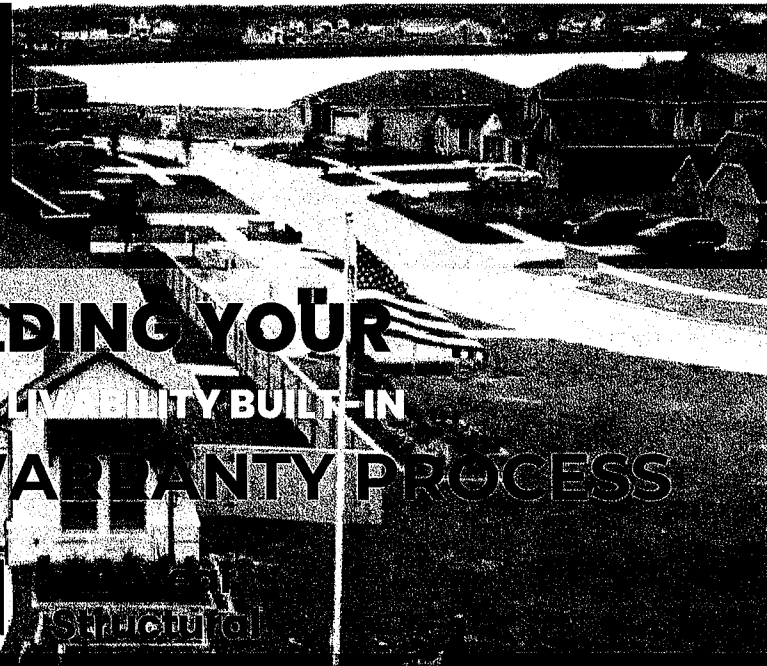
CONTACT US



www.tricoasthomes.com



warranty@tricoasthomes.com



WE ARE BUILDING YOUR CHARACTER, CHARACTER, LIVABILITY BUILT-IN
TRICOAST HOMEWARRANTY PROCESS

THE TRICOAST WAY!

Congratulations on the purchase of your new Tricoast Home. We hope you enjoy your home as much as we enjoyed being a part of the process.

With all the excitement of purchasing a home, we want to make your time becoming a Tricoast homeowner fast, easy, and efficient with our warranty department.

How to Make a request? All Warranty requests are to be easily submitted online, utilizing our Tricoast website.

www.tricoasthomes.com/warranty-request/

What to Expect? Once we receive your warranty request, you can expect:

- A quick response confirming your request has been received.
- Resolution of your request in a timely manner.
- If **needed** a meeting with one of our professional construction staff members.

Scheduled Warranty work: All Warranty work is scheduled based on the homeowner's availability during business hours.

(Monday through Friday 8:00am to 5:00pm)

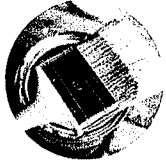
- Adult of age 18 or older must be present.

URGENT REQUESTS

Urgent requests are typically related to the major mechanical systems **(HVAC, Plumbing, and Electrical)**. Using caution and acting in a safe and prudent manner, the homeowner should turn off the utility that is not properly functioning and call the mechanical contractor as soon as possible. The contractor's numbers are provided in the homeowner information packet during the closing process.

CONTACT US

**10 COMMON ITEMS
NOT COVERED UNDER YOUR WARRANTY**



1. Paint touch-ups are considered Homeowner maintenance. A touch-up kit is provided to you for this purpose



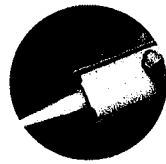
6. Noise can be transferred between floors. This is typical of two-story homes.



2. Hairline cracks in the mortar of new construction are expected and are not considered a defect



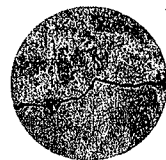
7. Care must be taken to avoid damage to tile and hardwood floors. Furniture and High heels can cause dents, tears and scratches



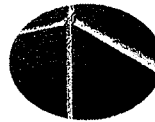
3. All caulking must be maintained by homeowner. Caulking prevents moisture and air infiltration and should be checked semi-annually.



8. Mahogany front doors are subject to sunlight and outdoor elements. Proper maintenance is required and is considered Homeowner maintenance.



4. Hairline cracks in concrete drives, sidewalks and patios can be expected and are not considered a defect



9. Small cracks in grout can be expected. This can be remedied with caulk and is considered Homeowners maintenance



5. Small cracks in the sheetrock are a natural occurrence when a home's moisture stabilizes. Homeowner applied caulk or spackle will correct these small cracks.



10. Your homesite has positive drainage. Water from your site is directed to swales that convey collected water offsite. It is not uncommon for swales to remain damp or soft due to continuous irrigation of the landscape. It is the Homeowner's responsibility to maintain drainage. Use caution when adding pools or landscape that may change the established drainage pattern.

The background of the entire page is a detailed architectural floor plan of a house. The plan shows various rooms including bedrooms, bathrooms, a kitchen, a dining room, a living room, a utility room, a foyer, and an owner's suite. Labels for these rooms are scattered throughout the drawing. A large black rectangular box is superimposed over the center of the plan, containing the title text.

TRICOAST HOMES

Limited Warranty
and Guide to
Your New Home

JOIN OUR ONLINE COMMUNITY



Simply tag @TricoastHomes in your photos or use #TricoastHomes to be features on our page!




TRICOAST HOMES
A LEGACY OF EXCELLENCE

Table of Contents

Tricoasthomes.com/warranty

Part I Limited Warranty Coverage and Procedures 1

One-Year Coverage	2
Ten-Year Structural Coverage	2
Manufacturers' Warranties	2
Transferable Warranty	3
Exclusions from Coverage	3
No Other Warranties	4
Limitation of Remedies	5
Arbitration Agreement	5
Warranty Procedures	5
Ten-Year Structural Warranty	6
Repair Procedure	7

Part II General Warranty Information and Guide to Your New Home 8

Active Soils	9
Cabinets	11
Carpeting	11
Caulking	11
Ceramic or Natural Stone Tile	12
Concrete Floors	12
Condensation	12
Countertops	13
Doors- Interior and Exterior	12
Drainage	14

Driveway, Walks, Patio, and Steps	15	Heating, Ventilating, and Air Conditioning	22
Drywall	16	Household Mold	23
Easements	16	Interior Painting	24
Electrical Systems	17	Ice Damming	25
Exterior Cladding	18	Landscaping and Lawn Care	26
Exterior Brick and Other Masonry	18	Plumbing Systems	26
Exterior Lot and Property Lines	18	Water Waste Line	28
Exterior Painting	18	Post-Tension Foundation (Where Applicable)	30
Foundation Walls (Where Applicable)	19	Radon Gas	30
Fireplaces	19	Roofing Materials	30
Floors	20	Stucco	30
Garage Door	21	Weatherstripping	31
Gutters	22	Windows	31
Hardware		Wood Decks (Where Applicable)	31

Part III Warranty Information- A Supplement of the Ten-Year Structural Warranty 32

Ten-Year Structural Coverage	33
Load-bearing components of the home deemed to have Structural Defect Potential	33
Examples of non-load-bearing elements deemed not to have Structural Defect Potential	33



Part I

Limited Warranty Coverage and Procedures

Tricoast Homes Limited Warranty Coverage and Procedures

Term: The term of this Limited Warranty begins on the date of which your home was deeded to you, the original purchaser. That date is referred to in this Limited Warranty as the “Closing”.

Coverage: Except as otherwise provided herein, the scope and limitations of Tricoast’s Warranty is as follows:

One-Year Coverage

Tricoast Homes warrants, for a period of one year after the date of the Closing, that we will repair or replace at no charge to you, defects in workmanship and materials in your home that are due to our non-compliance with our contractual obligations or, in the absence of a stated contractual standard, then due to non-compliance with acceptable standards and practices within the Home Building Industry as applied in the general geographical location of your home.

Ten-Year Structural Coverage

Tricoast warrants your home against major structural defects for a period of ten years after the date of the Closing. For purposes of this Limited Warranty, a major structural defect is defined as actual physical damage to one or more of the load-bearing segments of the home causing the failure of the major structural components, which affects its load-bearing function, to the degree that it materially affects the physical safety of the occupants of the home. Load-bearing components of the home deemed to have major structural defect potential include the following: roof framing members (trusses and rafters), floor framing members (joist and trusses), bearing walls, columns, lintels, load-bearing beams, footings, and foundations. Tricoast will repair or replace such items, to restore their load-bearing functions as designed. (Refer to Part III of this document for further explanation of the Ten-Year Structural Coverage.)

Manufacturers’ Warranties

Tricoast assigns and passes through to you any transferable manufacturers’ warranties on appliances and equipment. Tricoast will not repair or replace any item that is warranted by the manufacturer. The following are examples of such appliances and equipment, though not every home includes all of these items and some homes may include appliances and equipment not on this list: refrigerator, range, dishwasher, garbage disposal, water heater, heat pump, air conditioner, fireplace, furnace, humidifier, smoke detector, garage door opener, and sump pump. If it is necessary to request warranty service for these items, the homeowner must make the request directly through the manufacturer or authorized service representative.

Transferable Warranty

The protection under this Limited Warranty is provided to the original homeowner and is automatically transferable to all subsequent homeowners who acquire title within the warranty periods specified. No warranty period herein is extended by such a transfer of title or ownership interest, only the remaining original warranty periods, if any, are so transferred.

EXCLUSIONS FROM COVERAGE

Tricoast does not assume legal liability or responsibility for any of the following, all of which are, to the fullest extent allowed by law, excluded from coverage of the Limited Warranty:

1. Appliances, fixtures, equipment, and other like items (including any accessories such as fittings, attachments, wires, controls, and appurtenances) which are determined by law to be "consumer products" as defined by the Magnuson Moss Act (Public Law 93-637) – "defined as tangible personal property normally used for personal, family, or household purposes."
2. Ordinary wear and tear and deterioration of your home.
3. Loss or damage caused by: (i) your failure to perform routine maintenance on your home; (ii) your failure to keep and maintain your home in good repair and condition or immediately inform Tricoast in writing of disrepair or construction defects; (iii) your failure to maintain proper temperatures (heating and cooling) within the home; or (iv) dampness or condensation due to your failure to maintain adequate ventilation.
4. Defects that are the result of characteristics common to the materials used, such as (but not limited to) warping and deflection of wood; fading, chalking, and checking of paint due to sunlight; cracks due to the drying, curing, expansion, and contraction of concrete, stucco, plaster, bricks and masonry; melted or discoloration of siding due to reflection of sunlight; drying, shrinking and cracking of caulking or conditions resulting from condensation.
5. Defects, damages, changes, or alterations in items completed or installed by you or any person, trade contractors, agents, or agency under your custody or control or anyone not under the control of Tricoast.
6. Accidental loss or damage due to elements, including but not limited to fire, smoke, lightning, hail, windstorm, snow, ice, heavy rains, and expansive soils.
7. Landscaping, including sod, seeds, shrubs, plantings, newly planted trees, and existing trees.
8. Minor defects including but not limited to any and all chips, scratches, mars, and similar defects in tile, woodwork, walls, painting, porcelain, brick, cabinets, countertops, mirrors, carpeting, marble, glass, and plumbing fixtures.
9. Consequential, incidental, or secondary damages, including damage to any item, personal or otherwise that was not supplied or installed by Tricoast.

Limited Warranty Coverage and Procedures

10. Conditions resulting from condensation on materials, or expansion or contraction of materials.
11. Matching of paint, stain, mortar, or grout repairs on interior and exterior surfaces.
12. Accumulation or drainage of water in the vicinity of a drainage easement or natural drainage area.
13. Cracks, deflection, surface deterioration and/or separation of exterior concrete within tolerance.
14. Any damage to the extent it is caused by or made worse by changes in the grading of the ground around the home by anyone other than Tricoast, its agents, or trade contractors.
15. Loss or damage to the home, persons, or property directly or indirectly caused by termites, other insects, birds, vermin, rodents, or other wild or domestic animals.
16. Loss or damage caused by, or resulting either directly or indirectly from, accidents, civil commotion, theft, vandalism, fire, explosion, power surges or failures, water escape, acts of nature, lightning, windstorms, earthquakes, or other unusual weather or other natural event or conditions.
17. Any damage to the extent that is caused or made worse by your failure to give timely written notice to Tricoast of any defects, damage, or disrepair.
18. Consequential, indirect, special or unforeseeable damages including, but not limited to, costs of shelter, food and transportation; moving and storage; and other expenses related to inconvenience or relocation during repairs to the home; and any diminution of the market value of the home.
19. Any improvement on the real property Tricoast deeded to you, which improvements are designed, engineered, or constructed by someone other than Tricoast or under Tricoast's control.

The provisions and obligations of this Limited Warranty shall not be enforceable by you or be an obligation of Tricoast so long as you owe any money to Tricoast pursuant to the Contract or any Contract Documents you have with Tricoast. Customer's independent home inspection reports will not become part of this Limited Warranty.

No Other Warranties

THIS LIMITED WARRANTY IS THE ONLY EXPRESS OR IMPLIED WARRANTY WE GIVE COVERING ANY PROPERTY, WHETHER REAL OR PERSONAL, INCLUDING THE IMPROVEMENTS ON THE PROPERTY CONVEYED TO YOU BY THE DEED TO THE PROPERTY YOU RECEIVE AT CLOSING. IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY, GOOD AND WORKMANLIKE CONSTRUCTION, FITNESS FOR A PARTICULAR PURPOSE, AND HABITABILITY, ARE LIMITED TO THE WARRANTY PERIOD SET FORTH IN THIS DOCUMENT AND ARE PROVIDED ONLY TO THE EXTENT REQUIRED BY LAW. IF ANY SUCH IMPLIED WARRANTY IS NOT REQUIRED BY LAW, IT IS HEREBY WAIVED, RELEASED AND DISCLAIMED BY TRICOAST. TRICOAST DOES NOT PROVIDE ANY EXPRESS OR IMPLIED WARRANTIES HEREUNDER OR OTHERWISE FOR IMPROVEMENTS ON YOUR PROPERTY THAT WERE NOT SUPPLIED, DESIGNED BY, ENGINEERED BY or CONSTRUCT BY TRICOAST OR ANYONE ACTING UNDER THE CONTROL OF TRICOAST, SUCH AS DEVELOPER BUILT RETAINING WALLS, FOR EXAMPLE.

Limitation of Remedies

IT IS UNDERSTOOD AND AGREED THAT, TO THE EXTENT ALLOWED BY LAW, TRICOAST'S LIABILITY UNDER THIS LIMITED WARRANTY, WHETHER IN CONTRACT, IN TORT, IN NEGLIGENCE OR BY OMISSION OR OTHERWISE, IS LIMITED TO THE REMEDIES PROVIDED IN THIS LIMITED WARRANTY. THE HOMEOWNERS' REMEDIES AS SET FORTH HEREIN ARE EXCLUSIVE. TO THE FULLEST EXTENT ALLOWED BY LAW, AND TRICOAST SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, OR CONSEQUENTIAL DAMAGES INCLUDING, WITHOUT LIMITATION, ANY DAMAGES BASED ON A CLAIMED DIMINUTION IN THE VALUE OF THE PROPERTY OR FOR PERSONAL INJURY, EVEN IF TRICOAST HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. TO THE FULLEST EXTENT ALLOWED BY LAW, THE LIABILITY OF TRICOAST WITH RESPECT TO THIS LIMITED WARRANTY WHETHER ARISING OUT OF CONTRACT, NEGLIGENCE, OR TORT, OR UNDER ANY WARRANTY OR OTHERWISE, SHALL NOT EXCEED THE PURCHASE PRICE OF THE HOME OR THE PRODUCTS OR SERVICES UPON WHICH SUCH LIABILITY IS BASED. THE PROVISIONS OF YOUR TRICOAST CONTRACT SHALL SUPPLEMENT THIS LIMITED WARRANTY AS FAR AS LIMITING TRICOAST'S LIABILITY FOR WARRANTY CLAIMS OR DISPUTES, FOR LIMITING THE REMEDIES AVAILABLE TO YOU AGAINST TRICOAST, AND FOR THE DISPUTE RESOLUTION PROCESS WHICH YOU MUST FOLLOW IN THE EVENT A WARRANTY ISSUE OR DISPUTE IS NOT RESOLVED AMICABLY, SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES OR LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY LASTS, SO THESE LIMITATIONS AND EXCLUSIONS MAY NOT APPLY TO YOU. THIS WARRANTY GIVES YOU SPECIFIC LEGAL RIGHTS, AND YOU MAY ALSO HAVE OTHER RIGHTS, WHICH VARY FROM STATE TO STATE. TRICOAST'S OBLIGATIONS UNDER THIS LIMITED WARRANTY, AND UNDER THE ONE TO FOUR FAMILY RESIDENTIAL CONTRACT (TREC CONTRACT), ARE LIMITED TO REPAIR AND REPLACEMENT, NOT DAMAGES, COSTS, OR EXPENSES, TO THE FULLEST EXTENT ALLOWED BY APPLICABLE LAW.

Arbitration Agreement

IF HOMEOWNER COMPLAINS OF ANY MATTER REGARDING A DEFECT, PROBLEM, OR DIFFICULTY OF ANY KIND RELATING TO THE HOME WITHIN THE COVERAGE OF THIS LIMITED WARRANTY, THEN ALL SUCH DISPUTES SHALL BE RESOLVED BY DISPUTE RESOLUTION PURSUANT TO THE ARBITRATION OF DISPUTES PROVISION CONTAINED IN THE TREC CONTRACT. ALL SUCH DISPUTES WHICH ARE NOT FULLY RESOLVED PURSUANT TO SUCH DISPUTE RESOLUTION PROVISION IN THE TREC CONTRACT SHALL THEN BE RESOLVED BY BINDING ARBITRATION AS GENERALLY DESCRIBED THEREIN. THE DUTY TO ARBITRATE IS MANDATORY AND EITHER PARTY MAY COMPEL ARBITRATION, WHICH ARBITRATION IS SUBJECT TO THE FEDERAL AND APPLICABLE STATE ARBITRATION ACTS, AND IN ACCORDANCE WITH APPLICABLE LAW, THE RESULT OF ANY SUCH ARBITRATION, WHETHER OR NOT ACCEPTED, IS BINDING.

WARRANTY PROCEDURES

THE FOLLOWING SHALL BE A MATERIAL PART OF YOUR WARRANTY CLAIM PROCESS:

1. Go to the Tricoast website and click the warranty tab at the top. Once you click the warranty tab, a warranty ticket will appear. Please fill out all information and provide as much detail as possible.
2. Once a ticket has been submitted, please allow 24-48 hours for the warranty department to respond. A detailed response will be emailed back to you stating what is warrantable, what is non-warrantable, and why.
3. Upon email response back to you, the warranty department will forward the open ticket to your Neighborhood Builder. Your builder will contact you the day they have received your warranty ticket to brief you on the next steps to close your warranty ticket. Please allow for 14 days for completion of all issues.
4. Once all issues are completed, the Builder will ask you to sign off on the warranty ticket. This indicates work is completed and the ticket is closed.
5. Warranty work performed on your home will be done Monday through Friday from 8:00 a.m. to 5:00 p.m. Maintenance items for which you are responsible are excluded in this Limited Warranty.
6. Emergency Responses: We have provided you with the names and telephone numbers of the primary trade contractors used in the construction of your home. In the event of an emergency, you should first contact the appropriate trade contractor and then contact the Tricoast Warranty Department. Emergencies are defined as:
 - a) Water leaking into or out of your home.
 - b) Total stoppage of the plumbing sewer system.
 - c) No hot water.
 - d) A plumbing leak, which requires the water service to be shut off to avoid serious damage to your home and/or furnishings.
 - e) Total loss of electrical power.
 - f) Total loss of heating or cooling system.
 - g) Frozen water or plumbing lines.
 - h) Leaks from rain storms that are causing damage to your home or furnishings. Call Tricoast Homes.

Ten-Year Structural Warranty Repair Procedure

If the homeowner has identified a defect believed to be covered by the Ten-Year Structural Warranty, you shall also send a written letter to Tricoast outlining, in detail, the nature and extent of the defect. Letters should be addressed to the Warranty Department and contain homeowner name, address, and telephone number of the residence and owner's workplace. Telephone call requests for ten-year structural warranty repairs will not be accepted. Within 15 days of receipt of a structural warranty letter, a Warranty Representative should contact the homeowner and discuss the nature of the believed defect and take any possible remedial action.

This concludes Part I of your Limited Warranty & Guide to Your New Home.

Tricoast Homes

Welcome to Your New Tricoast Home

Thank you for purchasing a Tricoast home. Our professional Warranty Department staff is committed to satisfying you during your warranty period. In the preceding pages, we have itemized the exclusions from the Tricoast Limited Warranty. In addition, we have outlined the customary procedure for scheduling warranty service. In the following pages, we will explain many of the aspects common with a new home. This information has been provided in an effort to reduce your concern over incidents routinely encountered in the early months of home ownership. Knowing what to expect will assist you in anticipating events that might otherwise generate unnecessary worry.

Active Soils

A. INTRODUCTION

Many homes are built on soils, which are referred to as expansive or active. This type of soil generally contains clay minerals which expand and contract depending on their moisture content. Areas of the country with extended dry or wet periods require special homeowner maintenance and precautions. Improper homeowner maintenance can adversely affect the performance and structural integrity of the foundation constructed on active soils.

To minimize damage caused by the shrinking and swelling of expansive soils, you should:

- a. maintain an even moisture content in the soil around the footing/foundation;
- b. maintain the grading around the footing/foundation;
- c. maintain the landscaping. If you are unsure about the active nature of your soil, simply consider it active and follow the following guidelines.

B. MAINTENANCE

1) Trees and Shrubbery

- a. Trees and shrubbery absorb large amounts of water daily, reducing the moisture in the soil and causing shrinkage. Soil shrinkage near the footing/foundation causes settlement in that area. Soil in areas around trees and shrubbery must be adequately watered to prevent settlement and shrinkage. In extreme drought conditions, areas around trees and shrubbery will need more water applied.
- b. Trees especially can damage the structural integrity of the footing/foundation. Root systems of trees can penetrate the footing/foundation, reduce moisture, and cause soil shrinkage and movement to the house structure. Homeowner maintenance may include the placement of root shields, which reduce the absorption of moisture from the soil between the shield and the footing/foundation.
- c. Prior to planting trees and shrubbery, and if existing tree branches extend over your roof or the root system extends into the footing/foundation area, you should contact a nursery or agricultural extension agent who is experienced in planting trees and shrubbery to discuss proper planting and maintenance necessities.

2) Final Grade a. When a final grade is provided on your yard causing water to flow from your home, it is your responsibility to maintain these grades. Make sure water does not collect or become trapped in localized areas near the footing/foundation. These conditions can cause changes in moisture content that can damage the footing/foundation.

b. Tricoast has directed surface water to disposal areas (such as streets, storm sewers, etc.) by way of drainage channels called swales. Swales must be maintained and not left to erode or fill up.

c. Fences installed over drainage swales must be kept off the ground so water can drain properly under them. Obstructions in the drainage swale can interrupt proper drainage of water from the lot.

3) Landscaping and Yard Maintenance

a. Maintaining adequate ground cover such as grass is essential to maintaining uniform moisture content in the soil. The presence of ground cover minimizes evaporation of moisture. When watering grass, shrubbery, and other plantings, you should use a systematic, uniform manner of watering so soil on all sides of the foundation is kept moist, NOT SATURATED. Just as too little moisture causes soil shrinkage, too much moisture causes swelling. Both conditions can damage a footing/foundation. Areas of soil that do not have ground cover may require additional watering as they are more susceptible to evaporation, causing an imbalance in soil moisture.

b. Position sprinkler heads so water is directed away from the footer/foundation. Shrubs planted close to the foundation may have to be watered by hand.

c. When landscaping, be sure that flowerbeds do not trap water next to the footer/ foundation. Planters and curbs often hold water, causing increased moisture in localized areas. This can cause swelling and damage to the footing/foundation. If curbs and planters are installed, drainage holes must be provided to maintain balanced soil moisture around the footing/foundation.

d. Do not plant trees within 10 feet of the foundation.

4) Gutters and Downspouts

If the home is equipped with a roof drainage system such as gutters and downspouts, water discharged from the downspouts should be directed to flow a minimum of 5 ft. away from the foundation. When downspout extensions are removed for mowing or other maintenance, they must be returned for proper surface drainage. Rainwater should not be routed through flower beds or other areas near the footing/foundation. This can cause localized soil saturation or uneven soil moisture, which may damage the footer/foundation. Placement of gutters and downspouts is a homeowner's responsibility if not installed by Tricoast.

5) General Information

a. When very hot and dry conditions exist and soil begins to pull away from the footing/foundation, you should provide a watering system immediately to correct the situation. If you will be away from home during these conditions, you should plan to have someone provide maintenance during your absence.

b. Uneven moisture content of the soil surrounding the footer/foundation can cause movement of the footer/foundation. If the moisture content in one area of the home is substantially different from another, differential movement can occur and cause the footer/foundation to bend or move. This movement may cause distress cracks on walls and ceilings, drywall tape separations, doors that stick or swing open or closed on their own, window frames out-of-square, and cracks in brick veneer and mortar joints.

Cabinets

There may be variations of tone, color, and grain appearance in your cabinetry. These are all characteristics of wood and the finishing process and can be expected to appear in your cabinets. These characteristics are not warranted items. Most real wood cabinetry has a polyurethane finish and cleaning products that contain waxes and lemon oil should be avoided. For laminated plastic surfaced cabinets, simply wash with a mild soap and water, rinse, and dry. **DO NOT USE ABRASIVE CLEANERS.**

- Cabinet doors and drawers should operate smoothly and be free of any warping and twisting. For the term of the one-year coverage, Tricoast shall perform all necessary repairs to ensure smooth and unencumbered operation of cabinet doors and drawers.
- For the term of the one-year coverage, Tricoast shall repair or replace any doors or drawers that exhibit signs of twisting or warpage. However, color variations will be noticeable between other doors.

Carpeting

Carpeting is relatively easy to care for, and a regular vacuuming schedule will go far in maintaining the original appearance for many years. Carpeting installed as a floor covering should not become loose, separate, or stretch at its point of attachment. Due to standard widths, carpet seams are required as part of the installation process. Some seams will be more noticeable than others depending upon the particular type and profile of carpeting selected. No seam will be totally invisible. Carpeting carrying certain trademarks such as Stain Master or Scotch Guard is not impervious to staining. It is, however, less prone to ordinary staining common to everyday wear.

- For the term of the one-year coverage, Tricoast shall repair any carpet seams that have separated or become unraveled.
- For the term of the one-year coverage, Tricoast shall re-stretch any carpet that has loosened or pulled away from its tack strip.

Caulking

If the caulking around your bathtub, shower, sink, windows, or other areas of the interior or exterior of the home becomes dried or cracked, remove the old caulking and replace it with new. Caulking is the homeowners' responsibility after the initial application by Tricoast. These caulked areas should be checked at least twice a year. Any areas where water can seep in around windows, siding, tubs, showers, etc. could result in interior damage and mold growth in your home.

Note

Any caulking, interior or exterior that has deteriorated (i.e., cracked, pulled away, etc.) will remain the homeowner's responsibility.

Ceramic or Natural Stone Tile

While ceramic or natural stone tile presents a luxurious finish, it does require a considerable amount of homeowner maintenance. Ceramic or natural stone tile may be affected by normal wood shrinkage and settling of the home. Cracks in the grouting joints are commonly due to this shrinkage. Re-grouting of these joints is considered homeowner maintenance and should be done or checked on a yearly basis. A caulk separation between the tub and tile or between the floor and tub may also occur because of this shrinkage. Prompt attention to re-caulking these areas is important to avoid possible damage to underlying areas.

Please remember re-caulking and re-filling grout joints are your responsibility. Tricoast will not be responsible for any damage caused by lack of homeowner maintenance.

Concrete Floors

Your concrete floor may develop cracks due to expansion/contraction and the curing process. These cracks do not affect the structural integrity of your home in any way. The tolerance for concrete floor cracking is 1/4 inch average in separation or displacement. Concrete floors may be discolored due to uneven curing. This occurrence is a non-warranted item.

- For the term of the one-year coverage, Tricoast shall repair any cracks in excess of the normal tolerance by surface patching. In the event the crack surfaces are mismatched in height in excess of the normal tolerance, Tricoast shall repair by surface grinding before filling.
- Cracks in concrete that leak water shall be investigated by Tricoast to determine the cause. Tricoast shall perform the necessary corrections to the drainage system to prevent leakage.

Condensation

Condensation takes place in a home wherever warm, moist air comes into contact with colder surfaces such as windows, basement walls, or exposed pipes. There is more condensation in our homes today because they are built tighter, insulated better, and have improved doors and windows that have greatly reduced air infiltration. Many gallons of water are contained in the materials used in building your new home. Because of this, condensation is at its peak during the first year. In addition, a family of four can put as much as 18 gallons of water per week into the indoor air of a home through normal activities, i.e., laundry, bathing, showering, and dishwashing.

Condensation can range from water droplets on the lower corners of the windows to excessive moisture on basement wall surfaces. If condensation is a problem in your home, we strongly recommend that you take the following steps to help control it and keep it to a minimum:

1. Exhaust fans have been provided in each bathroom to carry off excess humidity. Be sure to run them for a minimum of 20 minutes after a shower or bath.
2. It is helpful to open windows in laundry rooms or basements while washing and drying clothes.
3. Make sure that your clothes dryer is properly connected to the exterior vent provided.
4. If your home has a humidifier, reduce the use if the humidity level exceeds 40%.
5. Purchase or rent a dehumidifier as necessary.
6. A large quantity of houseplants may cause excessive moisture and should be placed in well-ventilated areas of the home.

Countertops

Kitchen and bath tops are made of high-pressure laminated plastic, ceramic, marble, slate, granite, and a variety of other products. As durable as they may seem, they are not resistant to burns, scratches, cuts, abrasions, hot pans, etc. These types of tops are easily scratched, dulled, or stained through improper care or the use of abrasive cleaners. Countertops may contain seams that join two pieces together. No seam can be completely invisible and it's important to keep these areas clean to avoid buildup of dirt or materials that may accumulate. By providing proper care, your tops will retain their newness and luster. Some easy reminders to follow are:

1. Hot pans or activated electrical appliances should not be placed on laminated surfaces. Use protective insulating pads.
2. Abrasive cleaners or steel wool should never be used.
3. Household bleach should not be allowed to remain on the surface.
4. Do not use the surface as an ashtray or cutting board.
5. Avoid a concentration of water or wet cloths at or near the junction of the countertop and backsplash or other joints.
6. Clean with a damp soapy cloth. For stubborn stains, use a household solvent, rinsing thoroughly with clean water.

Doors – Interior and Exterior

INTERIOR DOORS Interior doors may warp or stick due to various humidity ranges. Separation or cracks in the door trim may also develop and can be readily repaired the first time the door is repainted. On bi- or multi-folding doors, adjustments will most likely become necessary. You should apply a silicone spray to the hinges and tracks of swing, bi-pass, and bi-fold doors to make them operate more efficiently.

- For the term of the one-year coverage, Tricoast shall replace any interior door that warps in excess of 1/4 inch, as measured diagonally from corner to corner.
- Tricoast will also perform all necessary finishing to the original specifications on any replaced or repaired interior doors.
- For the term of the one-year coverage, Tricoast shall perform all necessary repairs to interior doors and door frames that rub or stick.

EXTERIOR DOORS

Fully insulated metal, fiberglass, or solid wood doors are often used today. You will observe that some of these doors are equipped with adjustable thresholds, enabling you to maintain a proper seal year-round. These adjustments should coincide with the change of seasons as building materials undergo natural expansion/contraction. Keep the channel of sliding glass door units and metal thresholds clean for ease of operation and drainage of stormwater. High winds and rain can cause air and water infiltration in the home. Storm door units can be added to improve year-round performance as well as providing increased convenience and comfort. However, adding a glass storm door may magnify the sun's heat and void a manufacturer's warranty.

EXTERIOR DOORS CONT.

In some instances, your home may have a stained wood door. The finish has been applied per the manufacturer's specifications. Wood doors, by the nature of the product, will split, crack, and check. These will not be considered a defect and the door will not be replaced or repaired. Additionally, the finish of this door may deteriorate and is not covered by this Limited Warranty.

Should your door need to be refinished, we suggest at least two coats of clear topcoat (oil-base, alkyd resin-base, polyurethane, resin-based). Sand lightly between all coats and use products from the same manufacturer. Do not use lacquer finishes for exterior surfaces.

When you wish to paint, apply one coat of an oil-based primer followed by two coats of latex or oil-based paint.

- For the term of the one-year coverage, Tricoast shall perform any necessary repair to hinges, doorknobs or locksets to ensure smooth operation and proper locking functions.

Note

Please remember to check and adjust the door thresholds explained to prevent water penetration and subsequent floor damage.

Drainage

Tricoast has graded your yard very carefully to direct the flow of water away from your home. In some cases, lots are subject to drainage easements in order to provide proper drainage within the neighborhood. It should be noted that it is common for water to be visible in such drainage areas during wet conditions and for the drainage areas to remain soggy for several days after periods of heavy rain. No structure, planting, or other material should be placed in any drainage easement or drainage channel that would interfere with the direction or flow of water in these areas. You are required to maintain the area within the drainage swale so that the direction and flow of water are not inhibited or diverted.

Note

Homeowners living in communities with varying topography may experience some water run off from adjoining properties. This situation has been taken into consideration when designing the drainage for the community and therefore is not a warranty request.

- For the term of the one-year coverage, Tricoast shall repair *major erosion* in swales carrying large amounts of water. However, it is common for water to remain standing in drainage areas during wet weather for a period of 48 hours or more. It is recommended that you and your neighbors establish a common watering schedule that will allow the drainage swale the opportunity to dry between irrigation cycles.

Tricoast has formed a drainage pattern that provides a one percent grade, or meets the city-approved grading plan and is confirmed by the final grade survey provided at closing.

Drainage Cont. Property owners are required to maintain the area within the drainage swale so that the direction and flow of water within the swale is not inhibited or diverted. Please note that structures such as storage sheds, swimming pools, swing sets, or large plant beds that are installed after the time of closing that could alter the established drainage pattern, will terminate Tricoast's warranty for yard drainage.

Driveways, Walks, Patios and Steps

Pitting, scaling, or spalling of concrete driveways is common in concrete. Tricoast has taken various measures to reduce these conditions, but they cannot be totally prevented. We recommend that you seal your exterior concrete every fall with a high-quality professional-grade penetrating sealer. Concrete material suppliers are typically a good resource for finding products. This sealant will help resist the effects of common concrete deterioration. Do not broadcast de-icing chemicals or fertilizer on your concrete. Tricoast will not warrant the occurrence of concrete surface deterioration.

It is impossible to prevent cracking in concrete because of the nature of the material and the stresses of expansion and contraction. Drees has placed isolation and control joints in concrete in an attempt to control cracking. When these control joints crack, caulk these cracks with a self-leveling concrete filler. This is a homeowner maintenance item.

In the event of cold weather concrete replacement, it may be necessary to cover your driveway, sidewalk, or patio with concrete blankets to protect the concrete from freezing. The blankets may discolor the surface of the concrete. The discoloration will dissipate over time with sun exposure. Drees does not warrant discoloration due to concrete blankets.

Note

Do not permit any heavy equipment such as concrete trucks or moving vans to drive on your concrete, as it was not designed for these heavy loads.

All exterior concrete flatwork has a normal tolerance for cracking of 1/4 inch average in width and 1/4 inch average vertical displacement.

- For the term of the one-year coverage, Tricoast shall repair or replace any square or section of concrete having cracked or vertically separated more than the normal tolerance. Color variation will occur when replaced.

Tricoast cannot assume responsibility for asphalt areas damaged by gasoline, oil, or sharp objects such as outdoor furniture or bicycle kickstands, etc. Stoops or steps should not settle, heave, or separate in excess of 1 inch from the house structure.

- For the term of the one-year coverage, Tricoast shall repair or replace stoops and/or steps that have heaved or separated more than the normal tolerance. Water should not accumulate on exterior concrete surfaces over a 3/8 inch.
- For the term of the one-year coverage, Tricoast shall fill, repair, or replace any concrete areas holding water in excess of the normal tolerance.

Drywall

Gypsum wall board has become the standard type of material used for the construction of interior walls. Exterior corners are protected by corner beads. Tricoast has made every effort to minimize the necessary joints where drywall boards butt together. No installation, however, can completely conceal this joint. Regardless of workmanship, jointing can be detected upon close inspection, or if lighting is very angular. This requires no action.

Some cracking or nail popping will probably occur due to wood shrinkage and settling. It is suggested that nothing be done about these cracks or pops until the end of the one-year warranty period.

1. We caution you that no touch-up paint or textured ceiling repair will be an exact match due to differences in age, batch numbers, dye lots, etc.
2. If drywall repairs are necessary, Tricoast is not responsible for repairing, replacing, or touching up homeowner installed decorator paint, wallpaper, wall coverings, etc.

Note

Tricoast is not responsible for color variations, especially on custom colors.

Easements

Most lots have easements granted for items such as stormwater run-off and public utilities so that installation, maintenance, and necessary services can be provided to these utilities. These easements are not subject to relocation.

Where services are underground, we advise you to contact the appropriate utility company before any digging for fencing, tree planting, flower beds, etc. In most communities, the utility company will mark the location of their services at no expense to you.

In the event any work is performed in the given easement, restoration of the area to its former condition is the responsibility of the utility company or agency involved.

Electrical Systems

The wiring in your home, which meets local code requirements and safety standards, will accommodate a certain number of electrical appliances. Occasionally, you may find an outlet or circuit that does not operate when you first move into the home. If this problem arises check your circuit breaker panel. Your electrical wiring and appliances are protected by circuit breakers located in the main panel box. Visually check that all circuit breakers are in the “on” position. You may need to move the circuit breaker from the “on” position to the “off” position and back to the “on” position to get the electric current moving.

If breakers for the same circuit fail repeatedly, it is essential to locate the cause. If it is the result of a short-circuit as opposed to an appliance overload, repairs should be made by an electrician. On several circuits in your home, “Ground Fault Interrupters” - G.F.I.'s - are installed. The purpose of the G.F.I. is to provide special protection against possible electrical shock. The G.F.I. is very simple to operate and can be installed at the outlet. Familiarize yourself with this circuit and its operation.

Items that cause circuit breakers to trip are:

1. Worn out cords or defective plug connections.
2. Defects within the appliances themselves.
3. Starting an electrical motor (motors require more current to start than they use when running). If after resetting the circuit breaker, it again becomes tripped, call Drees for repair. If the outlets have no power, check the switch in the room that controls the outlet. Normally one outlet in each room is operated by a wall switch. If this does not work, check for a burnt-out light bulb in the fixture. If the trouble is not found here, then check the circuit breaker and reset any tripped breakers. If appliances such as your garbage disposal and dishwasher do not operate, check to see if their switch is in the “on” position. If you cannot locate the trouble after checking the switch and circuit breakers, then contact Tricoast.

It is recommended that a yearly homeowner maintenance procedure be established to inspect for any loose wires and/or connecting devices used in supplying electric power to the equipment in your home. Regardless of installation procedures, no electric connections are free from loosening. Licensed electricians should be capable of performing this inspection and we strongly urge you not to attempt this yourself due to the risk of electrical shock.

Many fires occur each year due to misuse of electrical equipment. Avoid alterations to your wiring by amateurs. Contact an electrician or recognized appliance agent.

Exterior Cladding

Exterior sidings (aluminum, vinyl, or steel) are covered by a manufacturer's warranty. Siding failure (fading or peeling of enamel) should be reported to Tricoast Homes. Due to its smooth texture, siding can normally be kept clean with some light scrubbing and the use of a mild detergent. Vinyl siding will expand and contract due to weather changes. Therefore, vinyl siding will be nailed loose to a wall surface. Vinyl siding may also produce a clicking or rattling sound during high wind periods. This is a non-warranty issue. It is recommended that you inspect your exterior siding and re-caulk when and where necessary. Also, check for loose siding after a high wind/ rain storm.

Exterior Brick and Other Masonry

Your exterior masonry walls have been constructed with high-quality, weather-resistant materials. Don't expect each brick, block, stone, or mortar joint to be identical or perfectly spaced. Surface chips, cracks, and slight variations in size, color, and placement are normal and help create texture, beauty, and interest.

Mortar joints in masonry are subject to deterioration from the normal weathering process. When this condition is evident, the joints should be repaired to maintain a weather-resistant exterior.

- For the term of the one-year coverage, Tricoast shall perform any necessary repairs to the mortar joints in the wall surface. It is highly recommended to wait a year to address cracks in mortar to allow the home to experience all 4 seasons.

Brick efflorescence is also common in masonry veneer products. The white residue that occurs can be cleaned off the brick and the brick sealed to prevent re-occurrence. This cleaning and sealing is considered homeowner maintenance.

Exterior Lot and Property Lines

We are oftentimes asked to identify boundary lines for homeowners who wish to install a fence, hedge, or other boundary feature. Tricoast recommends you enlist the services of a qualified surveyor to establish the lot lines. This will ensure that you do not encroach upon the property of others. Do not rely on any existing objects or other physical features as evidence of boundary markers.

Exterior Painting

If your home has exterior painted siding or trim, you can expect some shrinkage as the material continues to season and dry out. Grain raising, knotholes, and bleeding oftentimes accompany such shrinkage throughout this weathering process and will necessitate subsequent caulking and/or refinishing efforts by the homeowner.

Consequently, all exterior siding and trim applications will require regular inspections by you to evaluate its present condition and determine the appropriate maintenance required.

Foundation Walls (*Where Applicable*)

Your house rests on the foundation, which consists of a footing and a foundation wall. Foundation walls are usually made of poured concrete or masonry block.

Do not be alarmed if you experience cracks in your foundation. These are fairly common and will not affect the overall strength of the wall in any way. There are two basic causes for these cracks:

1. expansion and contraction of materials; and
2. minor stress or settlement

The acceptable tolerance on basement foundation wall cracks is 1/4 inch in width.

- For the term of the one-year coverage, Tricoast shall repair all cracks in excess of the normal tolerance by surface patching.
- Tricoast shall repair any foundation wall crack, regardless of width, that leaks water within the term of the one-year coverage. It will be your responsibility to remove and replace any owner-completed improvements.

Fireplaces

Before starting a fire, be sure the damper is open and operational. If your fireplace is equipped with an outside combustion vent, familiarize yourself with its location and use. If you have a gas ceramic log fireplace, familiarize yourself with the correct log positioning for complete fire combustion. Incomplete fire combustion will result in a sooting problem that can be broadcast throughout your home. Tricoast will take no responsibility for smoke or soot damage to your home.

Metal fireplaces will feel cold to the touch in the winter months. Due to the convection of cold temperatures through the metal flue pipe to the metal firebox, it is common to feel a cold surface on the metal firebox. This is not warranted. If your home is equipped with a metal fireplace, please consult your manufacturer's instructions for proper operation and care.

Your new home may be designed with an outdoor fireplace. This outdoor fireplace is not designed to be placed in a fully enclosed structure such as a sunroom. Enclosing a fireplace in a sealed room will cause carbon monoxide poisoning that could lead to serious health problems including death.

Floors

The structural lumber in your house has been selected in sizes and grades to provide the strength required to carry the designed load. Excessive loads caused by heavy furniture or appliances, such as a freezer or a waterbed, can result in damage to the floor. Care must be taken by you to avoid overloading.

Like other building materials, wood will shrink as it dries out and swell under high humidity conditions. Some unevenness in floors may occur because of slight “crowning” or “bowing” of floor joists. Floors should not be more than 1/4 inch ridge or depression in a span of 32 inches. The floors should not slope more than 1/2 inch in 20 feet.

- For the term of the one-year coverage, Tricoast shall perform any necessary floor repairs to conform to the normal tolerance.

Floor squeaks and loose areas of subfloors are nearly impossible to prevent. Considering the fact that new homes are constructed mostly of wooden components, it is to be expected that incidental creaking and squeaking will be heard from time to time. Creaking and squeaking can be attempted to be corrected by nailing directly through the carpet and padding into a floor joist to secure loose sheathing. However, floor squeaks can never be eliminated entirely.

- For the term of the one-year coverage, Tricoast shall correct major floor squeaks typically isolated in hallways and other passage areas using the direct nailing method described above.

HARDWOOD FLOORS

Hardwood floors provide your home beauty and performance if maintained properly. Hardwood, in spite of its name, will indent under high heeled shoe traffic or other concentrated loads such as furniture legs. Pets can also cause damage to wood floors. You must take necessary precautions to prevent such damage.

Although your hardwood was installed tightly together, you can expect movement between boards as a result of moisture level variations from one season to another. Such movement will account for spaces between boards at times, along with minor creaking noises which are unavoidable. For further hardwood information and cleaning instructions, consult with a hardwood manufacturer. A humidifier is also recommended to be used during the heating months to ensure indoor humidity remains constant.

Gaps appearing after closing are most likely caused by fluctuations in the relative humidity of the home. It is important to allow a one-year acclimation period. Any gaps in excess of 1/4 inch should be addressed.

Note

This is a common seasonal phenomenon in certain climates; as certain areas of the home experience shifts in humidity.

TILE FLOORS Ceramic or slate floors offer a high quality finish to any room of the home. However, these types of floors require a higher degree of homeowner maintenance than hardwood, carpet or resilient floors. Because of shrinkage, expansion and contraction, tiles and grout joints may become loose and need repairing from time to time. Also, because of the manufacturing process, tiles vary in thickness, overall size, squareness and color.

- For the term of the one-year coverage, Tricoast will repair tiles that become loose or crack due to concrete slab movement, the deflection of floor joist or the shrinkage of framing members one time at the end of the limited warranty period. Please note that color variations between new and old tile replacements may occur. Tricoast is not responsible for these color variations.

Garage Door

Your garage door is constructed of high quality components to provide you with years of service. The garage door hardware should be oiled and tightened periodically. The garage door is constantly under extreme spring tension. Repairs and adjustments, especially to cables and spring assemblies, can be hazardous and should be performed only by qualified personnel. Some entrance of snow and/ or rain can be expected during blowing storms as these doors are not designed to be air or water tight.

- For the term of the one-year coverage, Tricoast will perform any necessary adjustments to the overhead door to ensure proper and normal operation.

Note

WE STRONGLY CAUTION YOU ON THE HOMEOWNER INSTALLATION OF AUTOMATIC DOOR OPENERS AS SEVERE DAMAGE CAN EASILY RESULT FROM NEGLIGENT AND/OR CARELESS INSTALLATIONS.

We recommend having a professional garage door company install your garage door opener. Tricoast will assume no responsibility for any homeowner installed electric openers. Garage door warranties are also voided when a garage door opener is installed by anyone other than the garage door company who installed the door.

Gutters

Gutters that are installed on your home must be maintained throughout the year. If gutters become clogged with leaves, debris or ice, they cannot function properly and water damage could result. Keep gutters clear of tree limbs, leaves and other debris. Shingle granules can also settle in gutters and should be removed. Gutters should be checked and cleaned regularly.

- For the term of the one-year coverage, Tricoast shall reseal any joints leaking water in the gutters or spouting material. Industry practice is to install gutters approximately level. Consequently, it is entirely possible that small amounts of water will stand in various sections of your gutters after a rain. During heavy rains, gutters, downspouts, and conductor lines may not be able to handle the volume of water that collects in them. Some spillage of water may occur on landscape areas, drives, etc. This occurrence is a non-warranted item.

Hardware

Because of the weathering process, the original finish on exterior locks and door handles will deteriorate with normal use. Polishing this exterior hardware will help prolong its life but deterioration can't be eliminated. Lubricate and tighten exterior and interior locks periodically. For keyed exterior locks, spray powdered graphite (dry lubricant) into the keyhole and on the latch bolt to ensure smooth operation.

- For the term of the one-year coverage, Tricoast will repair or replace any door handles or locking hardware that fails to lock or operate properly.

Note

Tricoast will not replace tarnished locksets, kick plates, or door handles. Adjustments to door thresholds is a homeowner maintenance item.

Heating, Ventilating and Air Conditioning

The heating system installed in your home is designed to maintain an inside air temperature of 70 degrees Fahrenheit at an outside ambient temperature of 0 degrees F. During periods where outdoor temperatures fall below 0 degrees F, a corresponding reduction of indoor temperature can be expected.

Conversely, the cooling system in your home is capable of maintaining an indoor setting of 75 degrees F at an outdoor temperature of 90 degrees F. Outdoor temperatures over 90 degrees F will result in a corresponding increase in indoor temperatures.

You can expect a 3-degree temperature variation from room to room and a 5-degree temperature swing from floor to floor in the operation of your HVAC system. You may have to adjust registers to balance your HVAC system and achieve the desired temperatures in particular areas.

- For the term of the one-year coverage, Tricoast will ensure the proper operation of your HVAC equipment in conformance with the capabilities set forth above. Additionally, the manufacturer will warrant all parts and labor on your HVAC equipment as needed for one year following your closing date.

Tricoast recommends that you have a qualified professional inspect, clean, and service your heating system annually. It is very important that you clean your furnace filter on a monthly basis.

Note

Report the total loss of heat immediately to your HVAC contractor. Loss of air conditioning, although frustrating, is not a life-threatening situation and as such will not be assigned emergency attention, i.e., nights/ weekends. Air conditioning malfunctions will, however, be attended to as expediently as possible.

AIRBORNE RESIDUE

Dirt, dust, and soiling issues have plagued homeowners for centuries. Attention should be paid to any particular soiling found such as stains on the carpet, along baseboards, under doors, on walls, electrical outlets, and stairwells. The source of this soiling is generally not the heating and air conditioning equipment, but rather the other contaminants (candles, ceramic fireplace logs, cooking smoke, and other fuel-burning appliances) that are the source of the soiling. If you notice this condition appearing in your home, discontinue the use of these types of items.

Note

Tricoast highly recommends not to burn candles and will not be responsible for soiling produced by candles, ceramic fireplace logs, cooking smoke, oil lamps, potpourri, fireplaces, any other fuel burning, or smoke-producing products used by you the homeowner.

Household Mold

Molds are a subset of the fungi family and are common, abundant, and an essential part of the ecological system. Fungi are found nearly everywhere and are necessary for recycling organic material, which is required to sustain plant and animal life.

Mold spores are airborne and travel in and out of homes as air is exchanged and with the movement of people and their belongings. Molds can grow on cloth, carpet, leather, wood, wallboard, and anything made from organic material. Sustained mold growth requires moisture, a food source, and a suitable temperature generally ranging from 40 degrees to 100 degrees F. The most practical approach to limit mold growth is early detection and prompt resolution of excessive moisture.

Listed below are strategies that can help minimize mold growth:

- If you can see mold growth or detect an earthy musty odor, you can assume you have a moisture problem that must be resolved.
- Moisture control is the key. Moisture sources include high relative humidity, rainwater leaks, condensation, plumbing leaks, bathing, cooking, plants, unvented clothes dryer, humidifiers, unvented combustion appliances, and habitation (people release moisture).
- Keep the indoor relative humidity as low as is comfortable (usually below 40%) during the winter months.
- To reduce indoor moisture levels, increase ventilation or use a dehumidifier. Continuously running the furnace blower motor may help. Run the bathroom exhaust fan for a minimum of 20 minutes after bathing.
- Run the air conditioner during the hot/humid months of the year. Thermostats should be set no lower than 72 degrees F during the cooling season.
- Vent clothes dryer to the outdoors.
- Wet or damp areas should be cleaned and dried within 48 hours.
- Do not store organic materials such as paper, books, cloths, etc. in humid, damp locations.
- Keep brick weep holes open and clear of mulch or landscaping.
- Do not over-water houseplants.

Household Mold Cont.

- Keep gutters and downspouts clean and clear of debris, which includes snow and ice in the winter.
- Check for missing shingles, roof vents, and siding after high windstorms.
- Clean debris away from window well drains, area well drains, footer drains, and downspout drains.
- Be diligent in administering routine maintenance on caulking, grout, weather stripping, and other sealants designed to keep water out of the home or off a structure.
- Remember, excessive moisture control is the key to minimizing mold growth. Get bulk water or plumbing leaks repaired immediately. If you are within your one-year warranty period, call for warranty service as soon as the leak is detected.
- Tricoast will not be responsible for mold growth due to improper or lack of homeowner maintenance, homeowner negligence, homeowner failing to promptly report to Tricoast a water leak or mold growth when first discovered, high indoor humidity, or any other occurrence that is beyond the control of Tricoast.

Interior Painting

Interior walls are painted with a high-quality latex paint. These paint products have excellent touch-up capability. However, they do have limited washability.

Painted walls cannot be spot-washed without showing variations in color. For long life and low maintenance cost, the home should be painted at regular intervals.

Because of steam, condensation, and generally harder water, the kitchen and bath usually require more frequent painting than other rooms. Wall areas exposed to direct sunlight often develop some fading or color variations. These areas will also need painting more frequently. Brilliant and dark colors, while providing adequate protection, may fade more rapidly on south and west wall exposures and require frequent repainting to maintain their original appearance. Follow the manufacturer's recommendations for best results.

Outside metal surfaces such as gutters, downspouts, valleys, flashings, flue tops, etc., should be painted at regular intervals to avoid rust damage.

Excessive humidity may create mold or fungus on painted surfaces. This is a condition Tricoast cannot control and is a homeowner maintenance item.

As stated previously, Tricoast warrants that any painting defects that exist be noted at the time of the homeowner orientation.

- For the term of the one-year coverage, Tricoast will perform a paint touch-up to any drywall repair. All such areas will be matched as closely as possible.

Ice Damming

During winter months, snow and ice will accumulate on roofs. On a sunny afternoon, the temperature may rise above freezing allowing this snow and ice to thaw and melt. This thawing water will accumulate in the gutter and refreeze as the temperature drops in the evening. As this cycle continues, ice will accumulate in the gutters and downspouts and eventually back up water and ice under shingles. This causes water leakage into overhangs and sometimes interior ceiling areas. This occurrence is considered ice damming and is not warranted by Tricoast.

Note

Tricoast shall not be responsible for cleaning gutter debris, removal of ice buildup, or water damage to ceilings, overhangs, etc.

Landscaping and Lawn Care

Tricoast does not warrant landscaping, seeding, or sodding done to your yard. It is not possible or practical to guarantee the quality of your lawn. Moreover, the quality of your lawn is dependent on how you maintain and take care of it. A satisfactory lawn can be obtained only by careful watering, fertilizing, and maintenance, which is the Homeowner's responsibility after closing.

Frequent, even daily, watering during the first few weeks after an area has been sodded or seeded is essential. Once the grass has germinated, weekly watering is usually adequate. Insufficient watering results in a shallow root system and makes the lawn susceptible to "burning". For the same reason, grass should not be cut too short. Frequent fertilizing and weed control are also recommended. If you have questions, contact your local garden center for their recommendations. In planning and installing planting beds, be careful not to interfere with any underground drainage system. Be sure that planting beds are graded below and away from your foundation wall. Also, be aware that the beds do not prohibit the flow or drainage pattern of any swales. Soil against brick can cause a water leak. Before you plant around utility lines, call the utility company to come out and give you accurate markings for these lines.

All shrubs and trees should be kept clear of the house. If you have trees on your property, you should immediately begin a program of tree care.

Note

Your yard will be seeded or sodded in only those areas that were disturbed during construction. Due to some disturbance during construction, Tricoast does not warrant the life of any existing tree on the premises.

Plumbing Systems

Your home has been equipped with a well-engineered plumbing system. Exercise caution in the disposal of grease, fat, coffee grounds, etc. because these materials will accumulate in your piping. Care should be observed to avoid disposal of heavy tissue, wet wipes, sanitary napkins, and other materials into plumbing fixtures.

- Tricoast assumes the responsibility of cleaning clogged drains for the first 30 days after closing. After that, the homeowner assumes the responsibility for upkeep.

Tricoast will point out to you the location of the sewer cleanouts. Make a special note of their location as it is possible to landscape over them.

Tricoast has provided your home with exterior hose faucets. Exterior hose faucets will freeze and/or rupture if a hose or sprinkler, etc. is left attached during freezing conditions. If the faucet freezes, the damage will not be readily apparent and the faucet can still be turned on, but will result in immediate water leakage into your home's interior. Please familiarize yourself with the location and operation of these faucets and valves. All valves should be shut off during cold weather.

Note

Tricoast will assume NO responsibility for consequential water damage resulting from such ruptures.

WATER LINES AND WASTE LINES

In areas where the water pressure is very high, you may occasionally get a pounding or knocking sound when you close a valve or faucet quickly. This can sometimes be regulated by closing your main water valve slightly to reduce the pressure coming into the house. When you let your hot water run, you will hear a clicking noise, which can resemble the sound of water dripping. This is the plastic waste pipe expanding. Even though this is normal, it warrants a leakage check.

With the use of your garbage disposal, a good rule to remember is to always use a generous amount of cold water to help keep the sink drain open.

Listed below are some suggested procedures for winterizing your home to protect against freeze or breaks in your plumbing system. **These are precautionary measures only and in no way guarantee that no frozen plumbing lines will exist.** Prolonged exposure to cold/wind, combined with low temperatures may cause frozen pipes. Please take the freezing weather seriously and help protect the plumbing system in your new Tricoast home.

1. When not in use, disconnect and drain water hoses.
2. Wrap hose bibs (outdoor faucets) with insulation and tape securely in place.
3. During periods of freezing temperatures, leave faucets inside the house dripping slowly and open cabinets on outside walls to allow the heat to reach the wall.
4. During periods of prolonged absence, shut off the water supply at the valve box or water meter, drain water from lines in the house by opening the outside hose bib until water has drained, and reinstall the insulation around the bib. Tricoast has provided a plumbing system that meets local building code requirements.
 - For the term of the one-year coverage, Tricoast will correct, repair, or replace the interior water supply pipe due to faulty workmanship or materials.
 - For the term of the one-year coverage, Tricoast will correct faulty faucets, valves, joints, and fittings on pipes.

WATER HEATER

Your new hot water heater is installed with a pressure relief valve, called a “pop off” valve, to relieve excess pressure in the tank due to water pressure or high water temperature. When the relief valve is operating it will appear that the tank is leaking. In actuality, it is simply releasing excess pressure. All hot water heaters should be drained and flushed once a year to remove sediment from the tank. Be sure to turn off the gas or electricity to the tank before flushing process begins.

CAUTION: Ensure that electric water heaters are refilled with water before returning electric power to the heater. Failure to refill the water heater will cause the heating element to malfunction.

DRAIN TILE SYSTEMS AND SUMP PUMPS (Where Applicable)

Your home is equipped with a system of drainage tile which collects groundwater that may otherwise accumulate around the footer and foundation walls.

Once collected, it is then dispersed in one of two methods, determined by your specific lot conditions:

1. Gravity drains are utilized in those instances where sufficient fall or slope exists, and normally terminate on the lot.
2. Sump pumps are installed to accommodate lot conditions having little to no fall and customarily terminate near the foundation, and dispersed onto a splash block.

You can familiarize yourself with your method of dispersal and look at and/or test your system monthly for proper operation. Extreme care must be exercised toward keeping all gravity and sump drains open and unrestricted. With a sump pump installation, care must be devoted towards a free and unencumbered operation of the pump and its moving parts. Extreme care must also be given to keeping all windows and/or area well drains open and unrestricted.

Note

The sump pump operates on electric power. During severe storms, temporary loss of electric power may occur, making your sump pump inoperable. You may want to consider purchasing a battery backup system for your pump. Especially if your lower level is finished. This is the responsibility of the homeowner.

SEPTIC SYSTEMS

Some homes (where public sewer lines are not available) may be equipped with an on site sewage system. These systems will be capable of handling normal flows of household effluent. The septic system is installed according to local and/or state board of health specifications. Familiarize yourself with the location of the tank and/or field and its drainage line. For best results, inspect them annually. The frequency with which a sewage tank should be cleaned depends on its size, daily sewage intake and the number of people it serves. No chemicals or additives are capable of reducing solids in a sewage tank to the point where cleaning is unnecessary.

Note

The operation of garbage disposals requires special attention when used in conjunction with septic systems. Please consult the manufacturer for specific recommended practices.

The homeowner shall be responsible for sewage system maintenance during and beyond the warranty period. Tricoast is not responsible for malfunctions that occur through owner negligence, abuse, or conditions beyond our control. If you have any questions about this particular system's maintenance, contact your subcontractor or the local health board.

Post-Tension Foundation (Where Applicable)

Your home rests on a post-tension foundation/slab. The foundation consists of a latticework of specifically placed vinyl-covered steel cables and concrete footings. The slab is engineered with these cables and deep concrete-filled trenches, called beams or footings. The cables and trenches are positioned in the concrete slab in a manner to form a strong "backbone" for the concrete structure. Regionally, these post-tension type foundations are the best design for areas with high clay content soils.

Do not be alarmed if your slab develops cracks. These are fairly common and will not affect the overall strength of the slab in any way. There are two basic causes for these cracks:

1. Expansion and contraction of materials.
2. Minor stress or settlement

The acceptable tolerance on foundation cracks is 1/4 inch in width or 1/8 inch in vertical displacement.

- For the term of the one-year coverage, Tricoast shall repair all cracks in excess of the normal tolerance.
- Any foundation crack, regardless of width, that leaks water during the term of one year coverage shall be repaired by Tricoast.

IMPORTANT NOTE TO TEXAS HOMEOWNERS

The combination of soil conditions and climatic characteristics of the Texas area requires that homeowners take routine precautions to protect their foundation. Most of the soil in this area is very expansive when taking on water. Conversely, if water is taken away, it will shrink. These soils can exert pressures of several thousand pounds per square inch on foundation and other structures. Soil engineers advise that the greatest expansion comes when totally dry soil becomes suddenly saturated. Light, even watering of soil around the perimeter of the foundation at regular intervals is the best practice.

Your foundation is designed to float and will rise and fall vertically with changing soil conditions. If uniform moisture conditions of the soil are not maintained, one portion of your foundation will move more vertically than other portions and the foundation will bend or flex. This does not damage the foundation, but the brick on walls, sheetrock, and ceramic tile flooring will not bend or flex with the foundation. These materials will show cracks under these conditions. To minimize the expansion and contraction of the soils, we recommend the following:

- As you landscape, be sure not to alter the positive drainage pattern established by Tricoast, as you may direct irrigation or rainwater back toward the house and create uneven moisture at these locations.
- Check that gutters and downspouts are clear so deposit water will run off your lot properly.
- Don't design flowerbeds that trap water.
- Don't build planters or curbs around beds that will become dams and hold water.
- Many plants and trees take great quantities of water from the soil can cause uneven moisture. Be sure to deep water all trees using a direct water source, such as water hoses. Irrigation systems will not provide sufficient water to feed a thirsty tree.
- Trees should be planted a distance as far away from the foundation as its potential height. Avoid fast-growing and shallow-rooted trees, as they require more water.
- Should the soil become dry enough to pull away from the foundation, fill the gap with new soil. Do not attempt to fill them with water.
- Fences on property lines, and around yards are normally located in primary drainage swales. Be sure the fence is above the ground allowing all water to drain properly.
- Most importantly, maintaining drainage patterns away from the home's foundation and through drainage swales cannot be overemphasized. It is vitally important that you frequently review and maintain the drainage pattern as shown on the plot plan you received and signed at closing. Be particularly thoughtful of this when adding landscaping, swimming pools, stacking firewood, locating a doghouse, or any object large enough to interfere with the flow of water in the drainage swales.

Radon Gas

Radon is a naturally occurring phenomenon. Tricoast makes no warranty, either expressed or implied, regarding the presence of radon gas at or in the vicinity of your home. Tricoast claims no expertise regarding either the identification of or methods to reduce radon levels or the risks associated with radon exposure. The U.S. Environmental Protection Agency is best equipped to render advice regarding the risk that may exist in a particular area.

Note

Tricoast will not be responsible in any form for pre-existing, current, or future presence or levels of radon.

Roofing Materials

The roofing materials on your new home are fiberglass shingles. The mastic is placed on the underside of the shingles, and once the hot sun hits the roof, the mastic will stick fast to the shingles beneath them. There is a possibility that the shingles may be lifted by strong winds when first applied, or if the shingles are installed in the winter. It is a good practice to check for loose, broken, or missing shingles following heavy windstorms. Repairs should be made as soon as damage occurs to prevent leakage.

- Tricoast cannot be responsible for high winds or other natural weather phenomena resulting in shingle blow-offs or other adverse consequences. In such cases, we suggest that you contact your insurance agent. Special care should be taken to avoid damaging your roof when installing items such as television or radio antennas. Be sure that fastening devices are properly sealed to prevent leaks. There is a limited manufacturer's warranty on roof shingles. Please familiarize yourself with the terms of their warranty.
- For the term of the one-year coverage, Tricoast shall repair or replace any roofing shingle, flashings, etc. that leak during normal rains.
- Annual roof inspections should be made by the homeowner, inspection should include the shingles, gutters, plumbing, heating stacks, fireplace caps, and valley metal or shingles. Hail or wind damage is not warranted.

Stucco

If the exterior of your new home is finished in masonry stucco, you can expect hairline cracks to develop due to shrinkage, expansion, or contraction. The acceptable tolerance for cracking in stucco is 1/8 inch.

- For the term of the one-year coverage, Tricoast will repair all stucco cracks exceeding the acceptable tolerance. We caution you that no stucco crack repair will be an exact texture or color match. Tricoast is not responsible for color variations.

Weatherstripping

Some air infiltration is unavoidable around doors and windows, especially during high wind conditions. If weatherstripping is torn or separated due to the owner's misuse or negligence, Tricoast is not responsible for repairs.

- For the term of the one-year coverage, Tricoast shall repair or replace improperly fitted weatherstrip

Windows

Your windows may be constructed of a wide variety of materials, including, wood, vinyl, and vinyl clad.

- For the term of the one-year coverage, Tricoast shall perform all necessary adjustments to ensure the proper operation of your windows.

Windows can form condensation from high levels of humidity inside your home. Such levels are directly affected by your everyday living habits such as laundry, cooking, showers, etc. At times of high winds or temperature differentials inside and outside of the home, there may be some noticeable air movement.

Note

It is your responsibility to control the specific levels of humidity within your home.

- For the term of the one-year coverage, Tricoast shall replace any window glass seal failures that result in condensation between the panes.

Note

In certain areas of the country, insects have been seen eating holes in window screens. If you notice this occurrence, spray your screen with an insecticide. Tricoast is not responsible for insects or the damage they can cause.

- Tricoast will not warrant or repair any scratched glass after closing unless documented at the Homeowner Orientation.

Wood Decks (Where Applicable)

Your deck has been constructed of pressure treated lumber. Changes in color or fading are to be expected. You should periodically seal your deck to prolong its life. Consult your local dealer for various brand name products.

Although treated lumber is widely preferred throughout the industry for outdoor use, it has some inherent characteristics worth noting. Since it has been treated under extreme pressure, treated lumber will begin to check or crack as it dries out from exposure to weather. This should not be cause for alarm. Treated lumber is also susceptible to warping and cupping, but it will not affect the structural integrity of the deck. Deck nails may pop up due to expansion and contraction of materials. If this occurs, simply nail them back in place.

- Wood decking should be sealed as soon as possible to limit cracking and checking.



Part III

Warranty Information

A Supplement of the Ten-Year
Structural Warranty

Ten-Year Structural Coverage

As provided, major Structural Defects are warranted for ten years from the date your home was deeded to you. Tricoast is the warrantor for years one through ten.

One or more of the following conditions must be present to constitute a Structural Defect:

1. Actual physical damage to one or more of the load-bearing components of the home.
2. Causing the failure of the major structural components;
 - Which affects its load-bearing function to the degree that it materially affects the physical safety of the occupants of the home.

Load-bearing components of the home are deemed to have Structural Defect Potential.

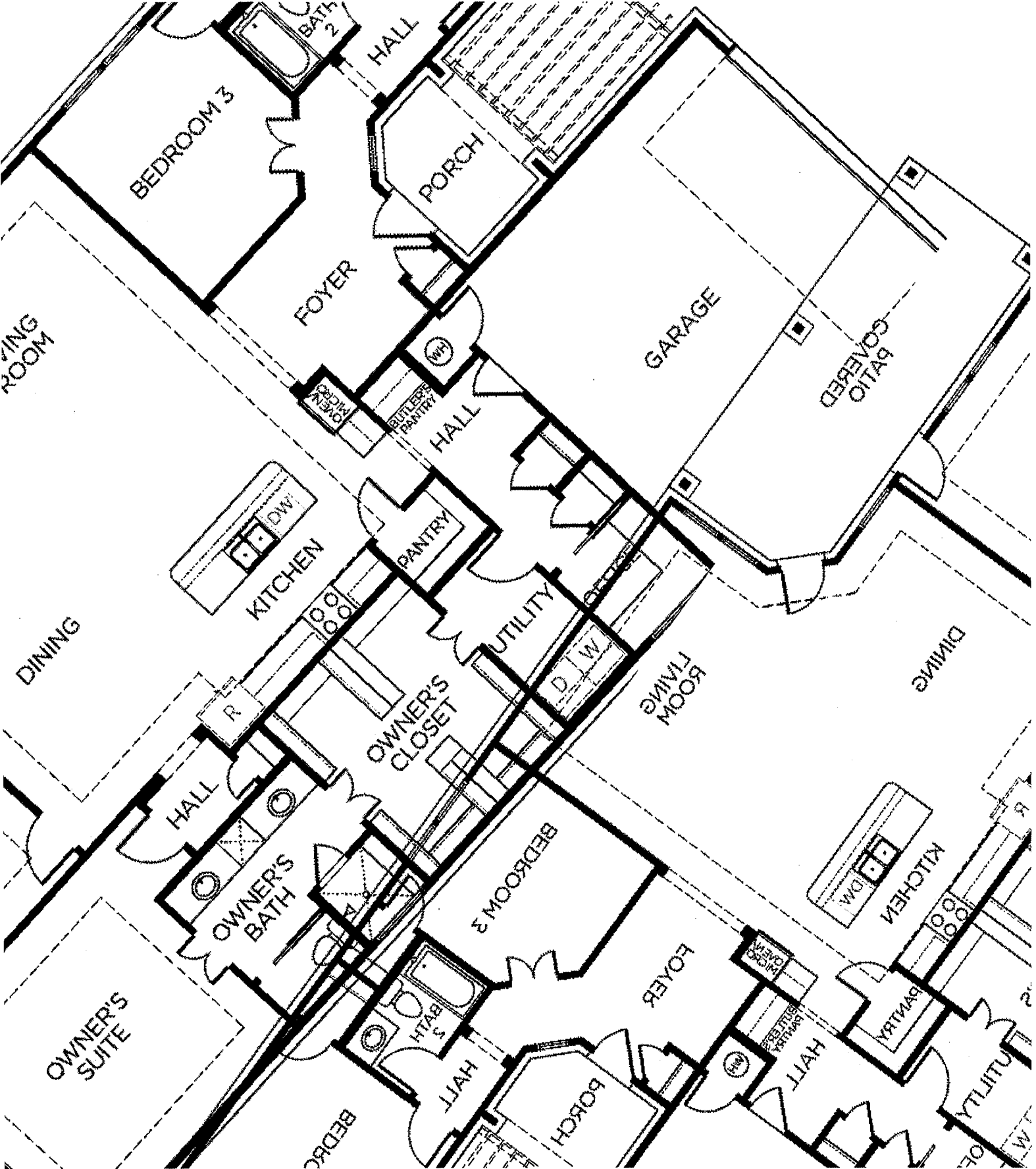
These items may qualify as a ten-year structural warranty item:

1. Roof framing members
2. Floor framing members
3. Load-bearing walls
4. Load-bearing columns
5. Block lintels
6. Load-bearing beams
7. Footings and foundations

Examples of non-load-bearing elements deemed not to have Structural Defect Potential.

These items would not qualify as a ten-year warranted item:

1. Non-load-bearing partitions and walls
2. Wall tile or wallpaper
3. Drywall, drywall tape, corner beads, etc.
4. Finish flooring and sub-flooring material
5. Brick, stucco, stone, brick/stone angle irons, or other masonry veneer
6. Exterior siding, trim, or deck
7. Roof sheathing, roof shingles, roof tar paper, gutters, and downspouts
8. Heating, cooling, ventilating, plumbing, electrical, and mechanical systems
9. Appliances, fixtures, or other equipment
10. Doors, trim, cabinets, hardware, insulation, paint, and stains
11. Concrete basement and garage floors, concrete driveways, porches, patios, sidewalks, and steps
12. ANY IMPROVEMENT ON OR AFFECTING YOUR PROPERTY, INCLUDING YOUR TRICOAST HOME, NOT DESIGNED, ENGINEERED OR CONSTRUCTED BY TRICOAST.




TRICOAST HOMES
 A LEGACY OF EXCELLENCE

Welcome to your new home! The Tricoast Team extends our warmest gratitude for choosing and trusting us in finding your dream home. It has been a pleasure serving you through the home buying process and we congratulate you on this significant achievement.

Moving into a new home marks the beginning of an exciting journey. Your home represents not just a physical space but a place where memories will be made and your story continues to unfold. It's a milestone we are proud to be a part of and we hope that your Tricoast home exceeds all your expectations.

Inside this welcome package, you will find a wealth of information to aid in your transition. From your homeowners guide, maintenance information, important contacts, to HOA details, we have curated these resources to ensure a smooth and enjoyable experience.

Your happiness and satisfaction are our top priorities, and we will continue to support you every step of the way. If you have any questions, concerns, or simply want to share your excitement, please don't hesitate to reach out and leave a review on Google!

Once again, congratulations on your new home! May it be a safe space filled with joy, laughter, and cherished moments. We can't wait to see all the wonderful ways you'll make this house your home.

Warmest regards,
The Tricoast Team





TRICOAST HOMES

A LEGACY OF EXCELLENCE

CONGRATULATIONS ON YOUR EMBERLY HOME!

We hope you enjoyed your experience with Tricoast Homes. Please leave us a Google review!

