

you leave your window coverings (i.e. blinds / curtains) open throughout the day, including the night, at least 6 inches to enable proper air flow to the windows, and **run your fans more often**. If you experience severe **drying out** of various wood products or electric static, you should **run your ventilation system for shorter periods of time**.

Please refer to your Ontario New Home Warranty Program Booklet "What Every New Homeowner Should Know" for more ventilation information in your new home.

WINDOWS

Limited Warranty.

Stress cracked glass must be reported to Townwood Homes in writing by the homeowner within your first year of home occupancy.

Your exterior windows are covered under Townwood Homes warranty for one year against thermo seal failure, i.e. water penetrating through the glass assembly. All claims must be sent to our Customer Service Department in writing within the first year warranty period.

Townwood Homes will not be held responsible for scratches, cracks, etc in glass not related to settlement.

Many manufacturers carry an extended warranty coverage against thermo seal failure for a period of five years. Should you experience a seal failure after the first year warranty period please contact the original supplier of your windows for replacement.

Window screens that tear after possession are not warranted by Townwood Homes, unless reported on your "P.D.I. Form". Basement window screens are commonly torn by small animals and rodents. These damages are not Townwood Home's responsibility and are not replaced.

EXTERIOR STRUCTURES AND THEIR WARRANTIES

DRAINAGE

Not Warranted.

The grading of your lot is part of an overall grading plan for the subdivision which has been designed by the consulting engineers and approved by your municipal department of engineering. The grading of your lot may not be altered without consent of the municipality as this may cause drainage problems not only to your lot but adjacent lots also. Townwood Homes will not be liable for any grading alterations made by homeowners.

Swales and Catch Basins: These are designed to control and direct the flow of water away from the house. You should keep swales free of debris to avoid blockage. Heavy or prolonged rains may result in some standing water for a limited period of one or two days when the soil is saturated.

Landscaping: Be careful not to interfere with the drainage system when planning and installing planting beds. Please ensure that the planting beds are laid to fall away from the foundation wall around your home. Keep all shrubs and trees clear from the walls.

Do not plant shrubs or trees until final grading is inspected and approved by the municipality. Should any grading adjustments need to be addressed prior to municipal approval, the homeowner would assume all responsibility for removing their plant material.

SODDING AND SETTLEMENT

Not warranted.

Sod is not normally available until late spring (depending on weather). Operations are carried out through consecutive lots and **we do not install sod in order of closing.**

Once sod is laid, it is the homeowner's responsibility to maintain the sod. We will not replace dead sod due to insufficient maintenance. When the sod is laid, it must be watered a couple of hours each morning and evening for the first three weeks. In most cases, sod that appears to have died just after laying should recover if properly maintained.

Minor sod settlement around your home is normal. Sod Settlement is not normally warranted but will be inspected within a year or two of when it was originally laid.

DRIVEWAYS

Limited warranty.

Townwood Homes employs a two-stage process for driveway paving, base coat plus top-coat. This procedure is scheduled and pre-determined by Townwood Homes.

Minor settlement, tire markings, and stones that may flake out are normal characteristics. Seasonal weather conditions such as frost penetration may cause surface cracks or raised areas. Affected areas may return to their original position in warm weather. These changes are a homeowner responsibility. Any evidence of chemical damage, heavy load damage or sharp object damage are not warrantable items and will not be attended to.

EAVESTROUGHS AND DOWNSPOUTS

Limited Warranty.

Your home has been installed with maintenance-free, pre-finished aluminum eavestroughs and downspouts. **Elbows to downspouts are installed after the grass has been installed and is scheduled by Townwood Homes.**

You must make sure they do not become clogged with debris, i.e. leaves etc. A spring and fall inspection is highly recommended to ensure that a clear passage and proper drainage is maintained. You may also find that you may require a downspout extension to channel more water

away from your home, to improve water drainage. This is not supplied by Townwood Homes.

FENCES

Limited Warranty.

If fencing is a part of the general landscape plan in your subdivision, no painting of these fences by the homeowner is allowed until the subdivision is assumed by the local municipality. If you are planning to install a fence on your lot, Townwood Homes recommends that you delay the installation for at least one year after the sod has been laid on your lot to account for grade settlement. **Homeowners are responsible to survey their own lot with respect to fence installation.** Townwood Homes does not provide this service.

GARAGE DOORS

Limited Warranty.

Homeowner maintenance is important in having a smooth operating door. Homeowner's are responsible for tightening the nuts in the internal hardware components of the garage door. Regular lubrication with grease is also recommended every 6 months to all moving components, hinges and springs. Garage overhead doors and seals are not airtight. There may be some minor gaps between the door bottoms and the concrete floor (for drainage).

Please note, that the installation of a garage door opener within your one year warrantable period will void your warranty coverage on the garage door.

Exterior side doors from the garage are not weatherstripped by Townwood Homes. It is the homeowners responsibility to install weatherstripping on these doors if desired.

GAS PROOFING

Limited Warranty.

The interior of your garage has been sealed so as to not permit gas transmission into your home. If any areas are incomplete please notify Townwood Homes immediately for repair as these gaps may trigger your Co2 detector. If homeowners create their own holes or access points through the garage walls or ceilings (re: central vacuum pipes, overhead garage door opener units/wires etc.) it is their responsibility to gas proof around these openings to prevent gas transmission into the home (caulking can be used to seal around these voids).

HOSE BIBS / EXTERIOR FAUCETS

Limited Warranty.

All your exterior hose bibs have shut off valves on the inside of your home and **must be shut off and drained before winter to avoid a burst in the pipes from freezing. Torn gaskets in plumbing shut off valves are not covered under warranty.** Townwood is not responsible should your faucet or pipes burst from accumulated water freezing and expanding.

MASONRY / BRICKWORK

Limited Warranty.

Mortar joints (joints between bricks) and bricks are not entirely waterproof. We recommend you periodically examine the mortar joints for signs of shrinkage as a protection against inclement weather conditions. Hairline cracks should cause no concern as they are caused by normal settlement or drying out of materials.

Major cracks in mortar or bricks will be repaired under warranty by Townwood, however, we cannot guarantee an exact colour match in mortar or brick repairs.

Please do not plug up the occasional gaps that have been purposely installed for drainage. These are weeping holes and are there to minimize moisture accumulation behind the bricks. Do not fill these holes.

ROOFING

Limited warranty - (Two-year water penetration warranty).

The shingle and flashing components on your roof (i.e. caulking) should be checked by the homeowner on a regular basis as high winds may lift and/or remove them.

This is not a warrantable item and Townwood Homes cannot be held responsible for damage caused by high winds. Any damage resulting from extreme environmental conditions should be reported to your insurance company.

Large amounts of snow on rooftops can create **Ice-Damming**; water becomes trapped behind and backs up under the shingles, especially during ice storms. This eventually reaches the roof deck and will leak through the roof and cause damage to interior structures. This is not a warrantable condition. It is the homeowner's responsibility to ensure ice and snow do not accumulate on the roof.

SIDING AND TRIM

Limited warranty.

Metal and vinyl siding need not be painted. It can be washed with a mild non-abrasive detergent. Please note that siding materials may appear wavy, discoloured or faded from time to time from normal exposure to environmental conditions. This is not warranted through Townwood Homes. (Please refer to your extended warranties section).

Please inform our Head Office in writing should you have blown-off siding occurring within your one year warranty period.

VENT OPENINGS

Limited warranty.

Your home has a number of vents exiting to the outside of your home (hood fan/bathroom fans/furnace ducts, etc). These are typically 4" to 6" in width and have flaps that open and close. Due to weather conditions beyond our control, these vent flaps sometimes blow off or stay open. It is your responsibility to ensure that they operate properly. If not advise Townwood Homes in writing.

Please note that birds commonly build nests in these vents in early spring and summer. This is not warranted by Townwood Homes. It is the homeowners responsibility to clean out any nests after occupancy.

NOTE: It may be beneficial to homeowners to install screens or grills in front of these vents (commercially available at building supply stores) to prevent bird entry. Townwood Homes is not responsible for these items.

WALKWAYS / SLABS / STEPS

Limited warranty.

Townwood Homes will inspect and rectify any major settlement to your walkway and steps. This may be addressed during the subdivision inspection. Should you have a major concern please note this in writing on your **11-MONTH WARRANTY REPORT FORM**.

Please note that damage caused to concrete or asphalt products by salt and / or calcium products is not warranted.