

Warranty Standard: Homesite Drainage

Warranty Standard: The Builder is responsible to initially establish the proper grades and swales in accordance with the local Building Code and drainage plan that will provide proper drainage away from the Home. The home owner is responsible to maintain such established grades, maintain the irrigation clock and heads (if applicable) as well as prevent changes to same grades, swales and the like. Site drainage under this warranty is limited to grades/swales within 10 feet of the foundation.

Standing or ponding water within such area(s) which remain for a period longer than 24 hours after a rain storm is a Deficiency. **The possibility of standing water after an unusually heavy rainfall should be anticipated and is not to be considered a Deficiency.** No grading determination shall be made while the ground is saturated.

The Builder is **not** responsible for any changes to the grading made by another party, including lawn maintenance crews who may encounter wet or saturated ground and by virtue of operating equipment within these areas or swales can create low spots, ruts or in effect alter the originally established grades.

Standing or pooling water on the property which does not directly affect the immediate area(s) surrounding the foundation of the Home, or which does affect the area but is caused by unusual grade conditions (please account for different types of soils present in the area and some will require longer for the water to be absorbed into the ground), concentration of water, as an example by adding gutters without piping the downspouts to the curb, retention of tree areas (added shade), re-sodding, additional planting or any other work done by any party other than the Builder is not covered.

Builder correction: The Builder is responsible for initially establishing the proper grades, swales and drainage away from the Home in conformance with the local Residential Code. Subject to the Exclusions as detailed in the Express Limited Warranty Coverage Booklet, the Builder shall correct improper drainage to meet the criteria set forth above one time only during the first year warranty period.