

all home buyer complaints related to defective materials and workmanship during the first year of ownership.

The following Quality Standards are expressed in terms of performance standards. Noncompliance with the performance standards calls for corrective action by the builder. The format is designed for easy comprehension by both layman and builder as follows:

(1) Possible Deficiency: a brief statement in simple terms of the problems to be considered.

(2) Performance Standard: a performance standard relating to a specific deficiency.

(3) Builder Responsibility: a statement of the corrective action required by the builder to repair the deficiency or any other damage resulting from making the required repair.

(B) Site Work:

(1) Site Drainage:

(a) Improper drainage of the site.

(b) The necessary grades and swales should be established to insure proper drainage away from the house. No standing water should remain in the yard 24 hours after a rain, except swales from which may drain as long as 48 hours after a rain, or sump pump discharge. No grading determination shall be made while there is frost in the ground.

(c) The builder is responsible only for establishing the proper grades and swales. The owner is responsible for maintaining such grades and swales once they have been properly established by the builder.

(2) Excavating and Backfilling:

(a) Settling of ground around the foundation, utility trenches or other filled areas.

(b) Settling of ground around utility trenches or other filled areas, maximum allowable 6 inches. Settling of backfill around the foundation shall not interfere with water drainage away from the house.

(c) Upon request by the buyer, the builder shall fill excessively settled areas one time only during the first year of warranty. The owner shall be responsible for any grass, shrubs or other landscaping affected by replacement of such fill.