

## JOINT RESOLUTIONS

(b) Possible Deficiency: Faucet or valve leak.

(i) Performance Standard: No valve or faucet should leak due to defects in material or workmanship. However, leakage caused by worn or defective washers is considered a homeowner maintenance item.

(ii) Builder Responsibility: The builder shall repair or replace the leaking faucet or valve unless leakage is due to a defective washer.

(c) Possible Deficiency: Defective plumbing fixtures, appliances or trim fittings.

(i) Performance Standard: Fixtures, appliances or fittings should be judged according to their manufacturing standards.

(ii) Builder Responsibility: The builder shall replace any fixture or fitting which is outside of acceptable standards as defined by the manufacturer.

(d) Possible Deficiency: Stopped up sewers, fixtures, and drains.

(i) Performance Standard: Sewer, fixtures and drains should operate properly.

(ii) Builder Responsibility: The builder is not responsible for sewers, fixtures and drains which are clogged through the owner's negligence. If a problem occurs, the owner should consult the builder for a proper course of action. Where defective construction is shown to be the cause, the builder shall assume the cost of the repair; where owner negligence is shown to be the cause, the owner shall assume all repair costs.

(4) Power or Heat Generation:

(a) Possible Deficiency: Inadequate heat.

(i) Performance Standard: The heating system should be capable of producing an inside temperature of 70 degrees F as measured in the center of each room at a height of 5 feet above the floor, under local outdoor winter design conditions as specified in ASHRAE handbook.