

STONERIDGE HOMES, INC.

Community: _____
Lot: _____
Phase: _____
Initials: _____

Stoneridge Homes would like to thank you for purchasing a new home from our company. At this time we would like to take the opportunity to conduct a New Home Presentation (NHP). The purpose of this meeting is for your Construction Manager (CM) to:

1. Demonstrate the functionality of your new home
2. Discuss how to care for your home
3. Discuss the Limited Warranty Agreement
4. Address any issues regarding your new home

Upon completion of the NHP, your CM will correct your list of concerns and schedule with you a final NHP. We present you with a final NHP to insure by signing off that you are satisfied with the completion of the items before you go to closing. We encourage that all the items are completed prior to closing.

The 2-10 Warranty and Caring for Your New Home booklet can be found on our website at www.stoneridgehomesinc.com.

So let's get started; the CM will begin the NHP in the kitchen and end the NHP in the kitchen. We will follow the below, please be sure to ask questions, open and close doors, drawers and windows, turn on and off switches and explore your new home.

1. Kitchen/Breakfast Area:

- a. Cabinets – Natural wood with grain variations
- b. Doors and drawers operate smoothly
- c. Granite counter tops – natural stone may have fissures and color variations and will require regular cleaning and the use of sealers
- d. Disposal operation runs smoothly
- e. Water shutoff valves
- f. Dishwasher/Stove/Microwave operations and care
- g. Tile flooring – no cracks in the tile and mortar
- h. Paint kit location and purpose

2. Living Areas – Great Room, Living/Study, Keeping:

- a. Fireplace operation – natural gas or LP Tank
- b. Flooring care
- c. Air Returns – change filter monthly
- d. Phone and cable jack locations
- e. Door operations
- f. HVAC thermostat operation

3. Bathrooms:

- a. Vanity drawers and doors open/close smoothly
- b. Water shut off valves
- c. Plumbing fixture operation
- d. Master tub care and operation
- e. Shower door operation and care (Water can get through door. Homeowner responsible for drying.)
- f. Commode operation and care

4. Bedrooms:

- a. Doors open and close smoothly
- b. Flooring installation-seams are normal
- c. Closet shelving not to exceed 25 lbs/sqft

5. Painted Walls/Trim:

- a. Wall paint imperfection not readily visible when viewed from a distance of 6' under normal lighting conditions
- b. Moulding separation tolerances
- c. Paint is not washable but can be touched up
- d. Sheetrock may crack-will repair once if crack is greater than tolerance
- e. Nail pops will be covered under the warranty one time during the first year of ownership

6. Window Operation:

- a. Separate warranty for glass
- b. Screens installed
- c. Open/close/tilt
- d. Air filtration usually noticeable around windows and doors, especially during high winds
- e. Water may penetrate windows during high winds
- f. Condensation and cracks/breaks are not warrantable

7. Electrical:

- a. Breaker panel-demonstration, labeled
- b. GFI-demonstration, test and plugs without reset buttons
- c. Dedicated refrigerator/freezer plugs
- d. Phone jack locations

8. Plumbing:

- a. Hot water heaters must be maintained according to manufacturer's specifications
- b. Pipes must be protected during extreme cold temperatures
- c. Hose bibbs-freezing pipes, Non-Warrantable

9. Garage:

- a. Water heater-pressure relief valve and thermostat
- b. Opener-safety feature
- c. Expansion joints

10. Roofing:

- a. Ridge vents or turbines
- b. Roof valleys-keep clean
- c. Warranty-storms/leaks

11. Gutters:

- a. Gutter-clean
- b. Splash blocks
- c. Gutter drainage

12. Yard:

- a. Lot pins
- b. Drainage-24 hours and 48 hours, damp areas
- c. Erosion and Settlement
- d. Sod, Shrubs & Trees-maintenance and Non-Warrantable
- e. Sprinkler System controller-operation, coverage and winterization (water bills are not reimbursed)
- f. Fences/Decks-Non-Warrantable
- g. Ground water is not warrantable

13. Driveway/Sidewalks/Porches:

- a. Winter do's and don't
- b. Concrete may crack-Non-Warrantable
- c. Control Joints

14. Exterior Doors:

- a. Metal insulated/fiberglass
- b. Adjustable threshold
- c. Door lock and Dead bolts
- d. Weather stripping and sweeps
- e. Caulk and thresholds

15. Foundation:

- a. Foundation drain location and maintenance

16. Warranty:

- a. Read the Caring for Your New Home before submitting warranty
- b. AFTER CLOSING-Submit warranty-**must be** in writing via website, fax, email or certified mail
- c. Emergency procedures
- d. Contractor numbers
- e. Limited Warranty Agreement (Builder Responsible first year workmanship and second year systems) No one year walk through.
- f. Structural Warranty Claim (Coverage begins date of closing through year ten and must be submitted directly to warranty company not the Builder)

Buyer(s) agree that there have been no oral representations made between the Buyer(s) and Seller or Seller's representative that is not in writing. The items mentioned above have been explained to my satisfaction. We would like to thank you again for purchasing one of our homes.

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Construction Manager _____ Date _____