



HAFNER BROS.
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BUILDERS WARRANTY

FOR

HAFNER BROTHERS

NEW CONSTRUCTION

SITE WORK

EXCAVATING AND BACKFILLING

Possible deficiency: Settling of ground around foundation, utility trenches, or other filled areas.

Performance standard: Settling of ground around utility trenches and other filled areas, maximum allowable 6 inches. Settling of backfill around the foundation shall not interfere with water drainage away from the house.

Builder responsibility: Upon request by the buyer, the builder shall fill excessively settled areas one time only during the first year of ownership. The owner shall be responsible for any grass, shrubs or other landscaping affected by the placement of such fill.

SITE DRAINAGE

Possible deficiency: Improper drainage of the site.

Performance standard: 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, which may drain as long as 48 hours after a rain or sump pump discharge. No grading determination shall be made while frost is in the ground.

Builder responsibility: 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.

CONCRETE

CAST IN PLACE CONCRETE (NONSTRUCTURAL)

Possible deficiency: Basement or foundation wall cracks

Performance standard: Nonstructural cracks are not unusual in concrete foundation walls. Such cracks greater than 1/8 inch in width are considered excessive.

Builder responsibility: The builder shall repair nonstructural cracks in excess of 1/8 inch by surface patching. These repairs should be made toward the end of the first year of ownership to permit normal settling of the house to stabilize.

Possible deficiency: Cracking of basement floor.

Performance standard: Minor cracks in concrete basement floors are common. Cracks exceeding 3/16 inch or 1/8 inch in vertical displacement are considered excessive.

Builder responsibility: Builder should repair cracks exceeding maximum tolerances by surface patching or other methods as required.

Possible deficiency: Cracks in concrete slab-on-grade floors. Garage floor cracks caused by leaving garage door open in cold weather not included.

Performance standard: Cracks which significantly impair the appearance or performance of the finish flooring material shall not be acceptable.

Builder responsibility: The builder shall repair cracks as necessary so as not to be readily apparent when the finish flooring material is in place.

Possible deficiency: Cracks in attached patio.

Performance standard: Cracks in excess of 1/4 inch width or in vertical displacement within one year of closing are considered excessive.

Builder responsibility: Builder to fill cracks.

Possible deficiency: Pitting, scaling, or spalling of concrete work.

Performance standard: Concrete surfaces should not disintegrate to the extent that the aggregate is exposed under normal conditions of weathering and use. Disintegration caused by salt and/or chemical use is not the builders responsibility.

Builder responsibility: Builder to take whatever corrective action is necessary to repair and/or replace defective concrete surfaces. The builder is not responsible for deterioration caused by salt, chemicals, mechanical implements, and other factors beyond the builder's control.

MASONRY

UNIT MASONRY (NONSTRUCTURAL)

Possible deficiency: Basement or foundation wall cracks.

Performance standard: Small nonstructural cracks are not unusual in mortar joints of masonry foundation walls. Such cracks greater than 1/8 inch in width are considered excessive.

Builder responsibility: The builder shall repair nonstructural cracks in excess of 1/8 inch by surface patching. These repairs should be made toward the end of the first year of ownership to permit normal settling of the house to stabilize.

Possible deficiency: Cracks in masonry walls or veneer.

Performance standard: Small cracks are common in mortar joints of masonry construction. Cracks greater than 1/8 inch in width are considered excessive.

Builder responsibility: Repair cracks in excess of 1/8 inch by surface patching. These repairs should be made toward the end of the first year of ownership to permit normal settling of the house to stabilize.

WOOD AND PLASTICS

ROUGH CARPENTRY: Disclaimer: All floors will squeak under normal aging and settling. These squeaks may occur during the first year of ownership.

FINISH CARPENTRY-INTERIOR

Possible deficiency: Quality of interior trim workmanship

Performance standard: Joints in moldings or joints between moldings and adjacent surfaces should not result in cracks exceeding 1/8 inch in width.

Builder responsibility: Repair defective joints.

FINISH CARPENTRY-EXTERIOR

Possible deficiency: Quality of exterior trim workmanship.

Performance standard: Joints between exterior trim elements, including siding should not result in open cracks in excess of ¼ inch. In all cases, the exterior trim and siding shall be capable of performing its function to exclude the elements.

Builder responsibility: Builder to repair open cracks to meet performance standards as listed above.

THERMAL AND MOISTURE PROTECTION

WATERPROOFING

Possible Deficiency: Leaks in basement or foundation

Performance Standard: No leaks resulting in actual trickling of water are acceptable. However, leaks caused by improper landscaping installed by owner or by failure to maintain proper grades are not covered by the policy. Dampness of the walls is often common in new construction and is not considered a deficiency. Gutters and downspouts must be maintained.

Builder Responsibility: The builder shall take such action as necessary to correct basement leaks except where the cause is determined to result from owner negligence or abnormal conditions. A completely waterproof home can not be guaranteed.

SHINGLES AND ROOFING TILES

Possible Deficiency: Roof or flashing leaks

Performance Standard: Roof or flashing should not leak under normally anticipated conditions.

Builder Responsibility: The builder shall correct or repair any verified roof leaks.

CLADDING /SIDING

See: FINISH CARPENTRY-EXTERIOR

MEMBRANE ROOFING See: Shingles and Roofing Tiles

FLASHING AND SHEET METAL See: Shingles and Roofing Tiles

SEALANTS

Possible Deficiency: Leaks in exterior walls resulting from inadequate caulking.

Performance Standard: Joints and cracks in exterior wall surfaces and around openings should be properly caulked to exclude the entry of water. Properly installed caulking will shrink and must be maintained by the homeowner within the life of the home after the first year of ownership.

Builder Responsibility: Builder shall repair and/or caulk joints or cracks in exterior wall surfaces as required to correct deficiency.

DOORS AND WINDOWS

WOOD DOORS

Possible Deficiency: Warpage of interior passage and closet doors.

Performance Standard: Interior doors (full opening) should not warp to exceed National Woodwork Manufacturers Association Standards (1/4 inch).

Builder Responsibility: Correct or replace and refinish defective doors to match existing doors as nearly as possible.

Possible Deficiency: Warpage of exterior doors.

Performance Standard: Exterior wood doors should not warp to exceed National Woodwork Manufacturers Association Standards (1/2 inch).

Builder Responsibility: Correct or replace and refinish inoperable or poorly fitting doors.

GARAGE DOORS

Possible Deficiency: Garage door fails to operate properly.

Performance Standard: Garage doors should operate properly under normal conditions of use.

Builder Responsibility: Builder or subcontractor shall correct or adjust garage doors to meet manufacturer standards of operation.

METAL WINDOWS

Possible Deficiency: Malfunction of windows.

Performance Standard: Windows should operate with reasonable ease as intended.

Builder Responsibility: Builder to correct or repair to meet manufacturer's standards of operation.

WOOD AND VINYL WINDOWS See: Metal Windows

WEATHER STRIPPING AND SEALS

Possible Deficiency: Drafts around doors and windows

Performance Standard: Some infiltration is normally noticeable around doors and windows especially during high winds. Excessive infiltration resulting from open cracks, poorly fitted doors or windows or poorly fitted weather stripping is not permissible. Some drafts are caused by disparity of R-values, i.e. a high value wall and relatively low value of the glass.

Builder Responsibility: Builder shall adjust or correct open cracks, poorly fitted windows or doors or poorly fitted weather stripping.

FINISHES

LATH AND PLASTER

Possible Deficiency: Cracks in stucco wall surfaces.

Performance Standard: Hairline cracks are not unusual in stucco wall surfaces. Cracks greater than 1/16 inch in width are considered excessive.

Builder Responsibility: Builder shall repair cracks exceeding 1/16 inch as required.

LATH, PLASTER, AND GYPSUM BOARD

Possible Deficiency: Defects caused by poor workmanship such as blisters in tapes, excess compound in joints, cracked corner beads or trowel marks.

Performance Standard: Slight defects such as nail pops, seam lines, and cracks are common in plaster and gypsum wallboard installations. However, obvious

defects or poor workmanship resulting in blisters in tape or excess compound in joints, trowel marks, and cracked corner beads are not acceptable.

Builder Responsibility: Correct such defects to acceptable tolerance as outlined above once during the first year of ownership. Decorating is not included. (See: PAINTING for further information)

CERAMIC TILE

Possible Deficiency: Ceramic tile cracks or becomes loose.

Performance Standard: Ceramic tile should not crack or become loose.

Builder Responsibility: Builder shall replace any cracked tiles and resecure any loose tiles unless the defects were caused by owner's or someone else's negligence.

Possible Deficiency: Cracks appear in grouting of ceramic tile joints or at junctions with other material such as a bathtub.

Performance Standard: Cracks in grouting of ceramic tile joints commonly result from normal shrinkage conditions. Regrouting of these cracks are a maintenance responsibility of the homeowner within the life of the home after the first year of ownership.

Builder Responsibility: Repair grouting as necessary one time within the first year of ownership.

RESILIENT FLOORING

Possible Deficiency: Normally nail pops appear on the surface of resilient flooring.

Performance Standards: Readily apparent nail pops should be repaired.

Builder Responsibility: Builder shall repair or replace once during the first year of ownership resilient floor covering with similar material. Builder is not responsible for discontinued patterns or color variation in the floor covering. Nails will be reset and spackled. Builder not responsible for damage due to decorating.

Possible Deficiency: Depressions or ridges appear in the resilient flooring because of subfloor irregularities.

Performance Standard: Readily apparent depressions or ridges exceeding 1/8 inch should be replaced. Ridge or depression measurement is taken as the gap created at one end of a 6 inch straight edge placed over the depression or ridge with three inches on one side of the defect held tightly to the floor.

Builder Responsibility: Builder or subcontractor shall take corrective action as necessary to bring the defect within acceptable tolerances so that it is not readily visible. Builder or subcontractor is not responsible for discontinuing patterns or color variations in floor coverings.

Possible Deficiency: Resilient flooring loses adhesion.

Performance Standard: Resilient flooring should not lift, bubble, or become unglued.

Builder Responsibility: Builder or subcontractor shall repair or replace resilient flooring as required. The builder shall not be responsible for discontinued patterns or color variation of floor covering.

Possible Deficiency: Seams or shrinkage gaps show at resilient flooring joints.

Performance Standard: Gaps shall not exceed 1/16 inch in width in resilient floor covering joints. Where dissimilar materials abut, a gap not to exceed 1/8 in is permissible.

Builder Responsibility: Builder or subcontractor shall take action as necessary to correct the problem.

PAINTING

Possible Deficiency: Exterior paint or stain peels or deteriorates

Performance Standard: Exterior paints or stains should not fail during the first year of ownership.

Builder Responsibility: Builder shall properly prepare and refinish affected areas, matching color as closely as possible. Where finish deterioration affects the majority of the wall or area, the whole area should be refinished. This service policy as it applies to newly repainted surfaces will not exceed beyond the original service policy period.

Possible Deficiency: Deterioration of varnish or lacquer finish.

Performance Standard: Natural finishes on interior woodwork should not deteriorate the first year of ownership. However, varnish type finishes used on the exterior will deteriorate rapidly and are not covered by service policy.

Builder Responsibility: Retouch affected areas of natural finished interior
woodwork, matching the color as closely as possible.

Possible Deficiency: Interior paint quality

Performance Standard: Interior paint shall be applied in a manner sufficient to
visually cover wall, ceiling, and trim surfaces where specified.

Builder Responsibility: Builder shall retouch wall, ceiling, and trim surfaces where
inadequate paint has been applied to cover original surfaces.

SPECIALTIES

LOUVERS AND VENTS

Possible Deficiency: Inadequate ventilation of attics and crawl spaces.

Performance Standard: There are specific code requirements and builder agrees to
meet these standards.

Builder Responsibility: Builder shall provide for adequate ventilation.

FIREPLACES

Possible Deficiency: Fireplace or chimney does not draw properly.

Performance Standard: A properly designed and constructed fireplace and chimney
should function properly. It is normal to expect that high winds can cause
temporary negative draft situations. Similar negative draft situations can
also be caused by obstructions such as large branches of trees too close to
the chimney.

Builder Responsibility: Determine the cause of malfunction and correct as required
if the problem is one of design and construction not consistent with
manufacturer's standards and specifications.

Disclaimer: Due to conditions, leaks which get past the fireplace rain guard over the
flue can be expected at times.

EQUIPMENT

RESIDENTIAL EQUIPMENT

Possible Deficiency: Kitchen cabinet malfunctions

Acceptable Tolerance: Kitchen cabinet doors, drawers, and other operating parts should function properly.

Builder Responsibility: Repair or replace operating parts as required, during first year of ownership.

Possible Deficiency: Surface cracks and delaminations in high pressure laminates used for vanity and kitchen cabinet countertops.

Performance Standard: Counter tops fabricated with high pressure laminate coverings should not delaminate or have chips or surface cracks

Builder Responsibility: Repair as the condition requires.

MECHANICAL

INSULATION (Pipe Covering)

Possible Deficiency: Plumbing pipes freeze.

Performance Standard: Drain, waist, vent, or water pipes should be adequately insulated to prevent freezing during normally anticipated cold weather.

Builder Responsibility: Builder or plumber shall correct the condition responsible for pipes freezing and repair piping damaged by freezing that was not caused by owner negligence, third party negligence, or thru extremes of weather.

SEPTIC TANK SYSTEMS

Possible Deficiency: Septic system fails to operate properly.

Performance Standard: Septic system should be capable of properly handling normal flow of household effluent capable of liquification.

Builder Responsibility: Builder shall take corrective action as required. Builder shall not be responsible for malfunctions which occur through owner negligence, third party acts, or disposing of articles not conducive to a septic system.

PLUMBING

Possible Deficiency: Leakage from any piping

Performance Standard: No leaks of any kind should exist in any soil, waste, vent, or water pipe. Condensation on piping does not constitute leakage and is not covered. Pipe racking is beyond control of the builder and is not covered.

Builder Responsibility: Builder shall make necessary repairs unless the problem is caused by owner or third party negligence.

Possible Deficiency: Faucet or valve leak except outside sillcocks that become frozen because hose is left connected.

Performance Standard: No valve or faucet should leak because of defects in material or workmanship. However, leakage caused by worn or defective washers are considered a home owner maintenance item.

Builder Responsibility: Builder shall repair or replace the leaking faucet or valve unless leakage is caused by a defective washer.

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

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

Builder Responsibility: Builder shall replace any fixture or fitting that is outside of acceptable standards as defined by manufacturer.

Disclaimer: Builder is not responsible for stopped up sewers, fixtures, and chains once the home is occupied except where defective construction is shown to be the cause.

POWER OR HEAT GENERATION

Possible Deficiency: Inadequate heat

Performance Standard: 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.

Builder Responsibility: Builder shall correct the heating system as required to provide the required temperatures. However, the owner shall be responsible for balancing dampers, registers, and minor adjustments

REFRIGERATION

Possible Deficiency: Inadequate cooling

Performance Standard: Where air conditioning is provided, the cooling system shall be capable of maintaining a temperature of 78 degrees F as measured in the center of each room at a height of 5 feet above the floor, under local outdoor summer design conditions as specified in ASHRAE handbook. Standards for cooling and heating to be consistent with Iowa State Energy Policies and Statutes.

Builder Responsibility: Correct cooling system to meet the above temperature conditions.

LIQUID HEAT TRANSFER

Possible Deficiency: See: Power or Heat Generation

AIR DISTRIBUTION See: Power or Heat Generation

CONTROLS AND INSTRUMENTATION See: Power or Heat Generation

ELECTRICAL/RECEPTACLES/LIGHTING

CONDUCTORS

Possible Deficiency: Malfunction of electrical switches, fixtures, or outlets.

Performance Standards: All switches, fixtures, and outlets should operate as intended

Builder Responsibility: Repair or replace defective wiring, switches, fixtures, and outlets unless the problem was caused by owner negligence or third party act.

APPLIANCES

DISCLAIMER: Appliances shall be warranted solely by manufacturer. Homeowner is responsible for securing all warranties and contacting the designated repair agency as necessary.

LANDSCAPING

DISCLAIMER: If warranty exists, it is solely the responsibility of the landscaping contractor. The home owner is responsible for securing any warranty and contacting the responsible party.