

IV. NEW HOME ORIENTATION

Shortly before the close of escrow, a representative of Anderson Homes will meet with you at your new home ("**New Home Orientation**"). You and Anderson Homes will inspect the home and will make note of any deficiencies. The following items are considered to be cosmetic and are NOT covered by this Program. However, Anderson Homes will correct such items if they are identified and noted in writing at the time of the New Home Orientation:

The Following Areas Are Covered During The New Home Orientation:

- Scuffed, scratched, or smudged floor tiles, floor coverings, wall coverings, painted surfaces, or countertops;
- Stains or spots on floor coverings;
- Wall or trim surfaces visible through paint;
- Chipped or cracked porcelain, tile, natural stone (including granite and marble), Corian, Piedrafina, grout, or fiberglass. Some faint scratches, crazing, or fissures are a natural part of certain materials. Inconsistencies that do not meet industry standards and are identified and noted in writing at the time of the New Home Orientation will be corrected with a filler product; the natural stone will NOT be replaced unless there is severe damage caused by unnatural circumstances;
- Cracked or loose porcelain or tile;
- Chipped or scratched surfaces of appliances, plumbing fixtures or hardware;
- Excessively chipped or gouged wood trim;
- Torn, damaged, or missing window screens or door screens;
- Door locks or windows that do not operate with reasonable ease;
- Smoke detectors that are not in working order;
- Smudged, scratched, or stained cabinet surfaces or finishes;
- Broken, inoperable, or scratched glass, light fixtures, light bulbs, or mirrors;
- Scratches on windows that are readily visible from a distance of eleven (11) feet under normal lighting conditions;
- Surface damage to stucco, concrete, or cracks in driveways, sidewalks, or patio slabs exceeding tolerances as defined in Section V below (see Concrete, and Exterior Stucco in Section V below);
- Paint splatters, smears, skips, or blotches on paint surfaces;
- Concrete splatters;
- Excessive stucco or drywall splatters;
- Broken roof tile;
- Infestation of insects (termites, ants, spiders, bees) or animals; and
- Concrete cracks occurring at a cold joint, control joint, or a cut joint exceeding tolerances as defined in Section V below (see Concrete in Section V below).