



Homeowner Walkthrough & Home Care Summary

Thank You for Buying a Carlton Construction Home. Along with your Purchase come several responsibilities as a homeowner. Please take a minute to review this document carefully, if you have any questions please ask your Carlton Construction Warranty technician.

Concrete

Cracking in concrete is normal and expected. Driveways, Sidewalks, porches, and patio slabs will crack or can be discolored. Cracks in Concrete that are 1/4" or less and any discoloration are not covered under warranty by Carlton Construction. Never use Salts, chemicals, or ice melt products on concrete as this will deteriorate the finished surface. It is strongly recommended that the home owner seals all exterior concrete to reduce the chance of deterioration.

Cabinets

The wood doors, drawers, and faces of all cabinetry are natural products and will have color variations and imperfections which are not covered under warranty. Painted cabinet doors, drawers, and faces that are damaged after move in can be touched upon by the owner using the touch up pen and wax provided. If there is serious damage to a cabinet we can order a replacement at the owners cost. Water damage is not covered.

Countertops

Caulking on countertops will separate from the wall due to temperature and humidity changes throughout the year. It is the homeowners responsibility to maintain the caulk/silicone. Granite Countertops should be resealed annually. Damage to countertops caused by hot pans, knives, standing water, abrasive cleaners or harsh chemicals are not covered under warranty.

Bath Fixtures

Towel bars and rings are installed for a maximum load of ten pounds.

Flooring - Tile, Vinyl, Laminate Wood, Carpet

Vinyl

Scratches, tears, and gouges not reported at walk-through are not covered under Carlton Construction's one year warranty. Separating seams, splits, and cracks are covered under Carlton Construction's one year warranty.

Laminate Wood

Liquid from spills, if not cleaned up promptly. Will cause wood floors to curl up on the edges. Damage from spills, high-heeled shoes and normal wear and tear from furniture and foot traffic are not covered under Carlton Construction's one year warranty.

Carpet

Seams are sometimes noticeable in certain carpet styles and cuts are not covered under the warranty. Seams will fade as the carpet is vacuumed and cared for.

Tile

Grout and Caulking cracks are normal and expected. Tile cracks are not covered under Carlton Construction's warranty. Grout joints and Tile should be re-sealed yearly and cleaned regularly. Grout and Tile cleaner, sealant, or caulking can be purchased at any home improvement store.

Grading

The finish grade on your home slopes a minimum of 2% away from foundation at a minimum of 10 feet, in accordance to local building codes (6" drop in grade 10' away from home.) Any adverse effect that is a result of grade alterations is not covered under warranty. The finish grade Carlton Construction provides is not "landscape ready". Grading altered by additional improvements such as walkways, RV pads, Patios, etc. must be constructed in a way that the original drainage design to keep water away from foundation is not altered.

Drainage

Downspouts have been equipped to divert run-off and water away from the foundations. This is dependent on the property location and drainage design. These downspouts, pipes and the final grade around the house prevent water from backing up and entering the home. Any alterations by the home owner which causes water to be directed toward the home will void the warranty. Rain gutters, downspouts and pipes must be maintained and cleaned so water can flow freely away from the home. Any swells, berms or drainage channels that have been built to contain the water on the lot must be maintained.

Drywall and Paint

Drywall nail pops and small paint cracking are normal and expected. Nail pops and drywall seams caused by natural movement are covered under Carlton Construction warranty. Other drywall damage not noted at home owner walk-through is not covered under warranty.

Roofing

Roof leaks caused by improper installation, flashing or sealing are covered under year Warranty. Materials are covered under the manufacturers warranty. Excessive wind or damage caused by weather conditions are not covered under warranty, unless the issue came from incorrect installation. Ice Damming is a common occurrence in this area. It is beyond the control of the builder and home owner maintenance is required. Installation of Heat Tape or Christmas light on the shingles will void warranty.

Plumbing

All plumbing delivery systems (piping, joints, and valves) are covered under warranty by Carlton Construction for one year. Sewer Blockage is not covered under Carlton Construction warranty unless the blockage is proven to be construction debris. During abnormally cold periods exterior water lines and drains can freeze.

Water Shut-off Valve and Water Pressure

If the event there is a plumbing leak, the main water shut-off is located in the mechanical room.

Heating and Air Conditioning

All HVAC delivery systems are covered under warranty by Carlton Construction for one year. Replace furnace filters every 2-3 months or as needed. Do not block floor vents, ceiling vents, or any fresh air vents that provide outside air to your mechanical room.

Electrical

All Electrical delivery systems (wiring, outlets, and switches) are covered under warranty by Carlton Construction for one year. Any modifications or additions are not covered under the warranty.

Cold Weather

Hoses need to be removed from the hose bibs. Back-flow preventers and the sprinkler system needs to be winterized.

This document does not supersede the RWC Booklet (Residential Warranty Corporation)