

Dear Sharper Homes Customer,

As an additional benefit to all Sharper Homes clientele, we offer you a second option to the performance standard as it pertains to the one year drywall coverage. We will patch (by taping) all drywall cracks, whether they meet the defect statutes or not. This will include all drywall cracks or nail pops that you mark. Drywall repairs will be done one time only, so we recommend that you wait until your house has sustained one winter and one summer season. We will patch only, and do not agree to sand or paint these repairs. If you would like us to patch, sand, and paint we agree to do so **ONLY** for cracks that exceed the performance standard as listed below. Note: This option is only available to homes painted solely by Sharper Homes personnel. Please initial by your selection below:

Section 66: Drywall

CONDITION

Excessive visual blemishes caused by normal shrinkage of the home such as - cracks, cracked corner beads, etc.

PERFORMANCE STANDARD

Any of the above blemishes which can be readily identified by a visual inspection without resorting to light placement, will be repaired by the builder one time only during the first year warranty period. Due to the shrinkage process of a new home, cracks in the drywall are normal and are a homeowner maintenance item.

HOMEOWNER'S RESPONSIBILITY: With the use of spackling compound and sandpaper, minor cracks and nail pops can easily be repaired.

BUILDER'S RESPONSIBILITY: Drywall repairs will be made not more than **one time during the first year warranty period**. The areas to be repaired are those that are excessive. Excessive defined: a crack that exceeds 1/8" in width, or corner beads that have popped exposing an 1/8" gap or multiple nail pops that have broken the finished surface. Minor depressions and slight mounds at nail heads are not defects. To allow the home to stabilize itself, it is recommended that drywall repairs are corrected at the end of the warranty period, usually during the 11th month of ownership.

PLEASE BE AWARE THAT THE BUILDER WILL USE THE SAME MATERIALS USED TO FINISH THE HOME ORIGINALLY. HOWEVER, THE COLOR MAY NOT MATCH DUE TO AGING OF MATERIALS ALREADY IN THE HOME AND THE BUILDER WILL NOT BE RESPONSIBLE FOR THESE VARIATIONS.

Option 1:

I choose to have BUILDER repair cracks and pops per the above performance standard. BUILDER will repair and repaint **ONLY CRACKS GREATER THAN 1/8" WIDE, CORNER BEADS THAT HAVE POPPED EXPOSING 1/8" GAP, OR NAIL POPS THAT HAVE BROKEN THE FINISHED SURFACE**. Our repainting liability will be limited to the same (or like) product that was initially covering the surface. If the homeowner has painted or repaired the walls, the builder will only repair the area, not paint it. In wallpapered areas, if requested, the builder will repair the drywall but will not repair or replace the wallpaper. It is recommended that the homeowner wait until after their first year to repaint or wallpaper.

Option 2:

I choose to have **ALL** of my drywall cracks and pops patched, even those not covered by statute. I am aware that these patches will be taped only, and that any sanding and finishing will **MY RESPONSIBILITY**.