

(C) Concrete:

(1) Cast-in-place Concrete (Structural):

(a) Basement or foundation wall cracks.

(i) Nonstructural cracks are not unusual in concrete foundation walls. Such cracks greater than 1/8 inch in width are considered excessive.

(ii) 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 home to stabilize.

(b) Possible Deficiency: Cracking of basement floor.

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

(ii) Builder Responsibility: The builder should repair cracks exceeding maximum tolerances by surface patching or other methods as required.

(c) Possible Deficiency: Cracking of attached garage slab.

(i) Performance Standard: Cracks in garage slabs in excess of 1/4 inch in width or 1/4 inch in vertical displacement are considered excessive.

(ii) Builder Responsibility: The builder shall repair excessive cracks as required.

(d) Possible Deficiency: Cracking, settling, or heaving of stoops of steps.

(i) Performance Standard: Stoops or steps should not settle or heave in excess of 1 inch in relation to the house structure. No cracks except hairline cracks (less than 1/16 inch) are acceptable in concrete stoops.

(ii) Builder Responsibility: The builder shall take whatever corrective action is required to meet acceptable standards.

(e) Possible Deficiency: Cracks in attached patios.