

BUILDER'S WARRANTY

BUILDER'S RESPONSIBILITY

- Warranty is for (1) calendar year from date of closing.
- Warranty is for material and workmanship.
- Appliances have a (1) year FACTORY WARRANTY from Manufacturer from the date they were purchased by the builder.
- “Termite Warranty” is by the Pest Control Company and is for (1) year from date of closing on property. This warranty covers wood boring pests only (termites).

No warranty on the following:

- Stucco, synthetic stucco (“drive-it”), or concrete (*Small cracks and “spider webbing” of concrete is normal. All concrete will develop small cracks over time. Builder uses concrete that meets, and in most cases, exceeds building codes.*)
- Landscaping
- Dampness or water in crawl spaces or basements (*although all reasonable efforts will be made to remedy this in the construction process.*)
- “Termite Warranty” does not include bugs and other pests that can be allowed into the dwelling by the homeowner, thus out of the control of the Pest Control Company.

Builder will exercise the warranty as follows:

- “Punch List” from Final Walk-through will be completed by closing or in an agreed upon time-period shortly after closing.
- Builder will return workers, *if asked by homeowner*, within a period of about 30 days of closing to make adjustments caused by normal settling of the structure (door alignment, small drywall cracking, trim separation, window adjustment, etc).
- Touch-up painting and dry-wall repair, beyond items listed on the closing “punch list”, is the responsibility of the homeowner.
- Builder will return workers, *if asked by homeowner, once* more toward the end of the warranty period, to make any final adjustments for further settling of the structure.
- Any repairs or adjustments that need to be made, between these (2) repair periods by builder, are the responsibility of the homeowner.

*****If there is a water leak, electrical, problem, or heat/air system problem, the builder must be contacted immediately for repairs. If there is a time lag of more than 24 hrs before contacting the builder, the builder is not responsible for the repair.**

HOMEOWNER'S RESPONSIBILITY

- Contact builder within 24 of water, electrical, or heat/air problem.
- Water and fertilize grass and landscaping as needed.
- Make small repairs and adjustments, if desired, to structure between builder required repair trips.
- Make small dry-wall and paint touch-ups as desired.
- Change air filters for heat/air system on a regular basis.
- Contact manufacturer for any appliance repairs covered under warranty.

Closing Date

Warranty Expiration Date

Builder - _____

Homeowner

Date