



CENTRAL DELAWARE HABITAT FOR HUMANITY ONE YEAR WARRANTY

1. Overview

Central Delaware Habitat for Humanity warrants the workmanship, materials, and equipment of the home for one (1) year after closing. Some additional manufacturer's warranties on equipment and appliances may apply and will be provided to the homeowner. Some items covered by this warranty are provided by third parties such as contractors and manufacturers; CDHFH will assist homeowner as necessary to ensure authorized warranty repairs are completed in a timely manner. Homeowner agrees to notify CDHFH in a timely manner of requested warranty repairs, and agrees to provide CDHFH employees, agents, contractors, or vendors access to home during normal business hours to examine and/or perform requested repairs.

2. Items covered under this warranty

A. Systems and Operations

- HVAC system, workmanship, materials, and equipment
- Plumbing system, workmanship, materials, and equipment
- Electrical system, workmanship, materials, and equipment

B. Structure

- Slabs/foundations/footings structurally sound
- Framing/walls/trusses structurally sound
- Concrete patios, walkways, porches, driveways structurally sound (note: it is normal for concrete to crack as it expands and contracts over time. Only those cracks greater than one quarter (1/4) inch in size, either horizontally or vertically displaced will be warranted)

C. Building

- Roofing and flashing workmanship, materials, and normal weather resistance
- Windows and exterior doors workmanship, materials, and normal weather resistance
- Exterior finish (siding, trim, brick, as applicable) workmanship, materials, and normal weather resistance
- Gutters and downspouts workmanship and materials

D. Interior finishes and surfaces

- Flooring workmanship and materials (subject to normal wear and tear)

- Drywall workmanship and materials (drywall nail pops and cracks under four (4) inches are common and are not warranted)

E. Interior hardware and finished goods

- Interior doors workmanship and materials
- Cabinets workmanship and materials
- Interior hardware (door, bath, blinds, etc.) workmanship and materials

F. Appliances

- Range (manufacturer's warranty may apply)
- Fridge (manufacturer's warranty may apply)
- Dishwasher, if installed (manufacturer's warranty may apply)
- Washer and dryer, if supplied (manufacturer's warranty may apply)
- Should an appliance be covered under a manufacturer's warranty, it is the responsibility of the homeowner to contact manufacturer directly and initiate and complete warranty process.
- Should an appliance, for instance a washer and/or dryer, be a gift from a sponsor, it will not be covered under CDHFH's warranty.

G. Drainage and grading

- Yard grade will be established to drain water away from house without ponding during normal rain

3. Items not covered under this warranty

- A. Damage by natural causes (to include, but not limited to, storm, hail, wind, rain, flood, fire)
- B. Damage caused by failure of homeowner to properly maintain equipment or maintain proper building temperature and ventilation
- C. Damage caused by homeowner or anyone other than an employee, agent, vendor, or contractor operating under the authority of CDHFH.
- D. Normal wear and tear
- E. Unreasonable damage caused by failure of homeowner to notify CDHFH in a timely manner of necessary repairs
- F. Repairs made by homeowner prior to notifying CDHFH of warranty claim, or without prior written consent of CDHFH (see Warranty Process for emergency repairs)
- G. Drainage issues caused by homeowner's failure to maintain proper ground cover or by alteration to existing grade and drainage
- H. Interior paint (CDHFH may, at its sole discretion, provide homeowner additional paint materials)
- I. Nail-pops and drywall cracks less than four (4) inches in length
- J. Hairline cracks in concrete less than one quarter (1/4) inch, either horizontally or vertically displaced
- K. Special items installed during construction at the homeowners request.

***homeowners insurance might cover some of these items (weather, theft, etc.)**

4. Procedure to Request Repairs

Procedure to Request a Warranty Repair Warranty request must be submitted in writing on a warranty request form. All warranty requests need to be submitted to CDHFH Office as soon as you are aware of the issue. You will be provided with blank warranty request forms in your new home orientation folder or request one from the office. Please take a picture of the issue for both your and our records. If the request is not covered by warranty than Habitat will send you a letter explaining why it's not covered.

Please submit to: ATTN: Construction Supervisor
Central Delaware Habitat for Humanity
544 Webbs Lane
Dover, DE 19904
(302) 526-2366 Fax: (302) 526-7506

Emergency Warranty Request In the event of an emergency warranty request after normal business hours (8am to 5pm M-F) or on a holiday when the Habitat office is closed you can call the Habitat cell at (602) 684-0184. Also, do not hesitate to contact a subcontractor directly, consult your list included in your homeowner packet. A list of potential emergencies is below. Leave a message with the subcontractor if they don't answer. Please know that if you call a subcontractor after hours and the issue isn't covered by your warranty you will be responsible for any service or labor charges the subcontractors charge, make sure to ask when you call them. A list of your specific subcontractors has been included in your folder.

*You are still responsible for filling out a warranty request and submitting it to the CDHFH office

EMERGENCIES ARE:

1. Total loss of heat or AC
2. Total loss of electricity (contact power provider first)
3. A plumbing leak that requires the entire water supply to be shut off
4. Total sewage stoppage (ALL toilets and drains)

Homeowner Signature

Date

CDHFH Representative

Date

Warranty Begins: _____

Warranty Expires: _____