



Home Warranty

Structure and Foundation

Ten years framing and foundation warranty insured through StrucSure.

StrucSure

6825 E. Tennessee Ave.
Suite #410
Denver, CO 80224
1.877.806.8777 (toll-free)
info@strucsure.com
www.strucsure.com

The Strucsure warranty application will be filled out at closing.

Air Kings A/C and Heating

Phone Number: 281.851.9205

Covered by the manufacturer's warranty:

Compressor:	10 year with registration
Heat Exchanger:	20 year warranty with registration
Evaporator and Condenser Coil:	10 year with registration
Functional Parts:	10 year with registration
Labor:	1 year with Air Kings A/C and Heating

Homeowner(s) acknowledge that it is their responsibility to register the A.C./heating components with the manufacturer within 90 days of closing to be eligible for extended warranty. Home owners acknowledge they have received an information sheet that has the manufacturer's website, equipment model numbers, and equipment serial numbers. Century Custom Homes is not responsible for registering A.C/Heating components.

Other Components

Other components of the home, including electrical and plumbing components, will be covered for a period of one year warranty for workmanship and materials.

This warranty does not apply to any cosmetic issues after closing.

Proper maintenance of the home by the home owners is required to ensure that these warranties remain in effect.

Appliances One year of coverage through General Electric Appliances manufactures warranty.

During 1 year warranty, email: Service@FBSappliance.com

Exclusions from coverage

Specific Description of Certain Non-Warranted Items

The following specifically describes items which are not covered by this Limited Warranty.

Failure to include or to specifically exclude any item in this section shall not create any presumption or implication that the item is covered by this Limited Warranty.

1. Minor defects including but not limited to any chips, cracks, scratches, marks, and similar defects in tile, woodwork, drywall, nail pops, painting, porcelain, brick, mortar, grout, cabinets, countertops, mirrors, carpeting, marble, glass, and plumbing fixtures.
2. Landscaping including fencing, sod, shrubs, plantings, newly planted trees, and existing trees.
3. Accumulation or drainage of water in the vicinity of a drainage easement or natural drainage area.
4. Ordinary wear and tear and deterioration of your home.

Initial _____

Initial _____



5. Underground conduit intended for use by 3rd party contractors or internet/cable service providers. Century Custom Homes makes no guarantee that your service provider will be able to use the conduit or that it will be compatible with their equipment, wiring or tools.
6. Loss or damages caused by: (i) your failure to perform routine maintenance on your home; (ii) your failure to keep and maintain your home in good repair and condition or immediately inform Century Custom Homes in writing of disrepair or construction defects; (iii) your failure to maintain adequate ventilation; (iv) your failure to maintain proper temperatures (heating and cooling) within the home.
7. Defects, damages, changes, or alterations in items completed or installed by you or any person, trade contractors, agents, or agency under your custody or control or anyone not under the control of Century Custom Homes.
8. Accidental loss or damage due to nature/acts of God, including but not limited to fire, smoke, lightning, hail, windstorm, snow, ice, heavy rains, and expansive soils. Century Custom Homes will not be responsible for damages which occur as a result of extreme wind and rain events beyond the exterior door's and window's manufacture specifications.
9. Consequential, incidental, or secondary damages, including damage to any item, personal or otherwise, that was not supplied or installed by Century Custom Homes.
10. Changes in the grading of the ground around the home by anyone other than Century Custom Homes, its agents, or trade contractors.
11. Loss or damage caused by or resulting either directly or indirectly from, accidents, civil commotion, theft, vandalism, fire, explosion, power surges or failures, water escape, acts of nature, lightning, windstorms, earthquakes, or other unusual weather or other natural events or conditions.
12. Any damage to the extent that is caused or made worse by your failure to give timely written notice to Century Custom Homes of any defects, damage, or disrepair.
13. Any improvements on the real property Century Custom Homes deeded to you, which improvements are designed engineered, or constructed by someone other than Century Custom Homes or under Century Custom Homes control.

Warranty Disclaimer

Century Custom Homes is not responsible for, or bound by, any statement, promises, or representations made by person(s) if such statements are not in writing and signed by an officer of the company. Do not contact sales or construction with warranty items after closing. All warranty items must be sent to Century Custom Homes warranty department through the warranty request email address.

After Closing Disclaimer

Adding/ changing/ removing items that did not close with your home could void the warranty on areas of your home. Below are some, but not all examples:

- Changing out light fixtures will void the warranty on the electrical system of your home. If you wish to replace fixtures, we recommend contacting the original electrician or a master electrician
- Adding solar panels will void the warranty on your roof and possibly your electrical system.
- Changing the grade/drainage (adding a patio, planter beds, pools, etc.) could void the warranty on the grading and drainage of your home.
- Changing plumbing fixtures will void the plumbing warranty on your home. If you wish to replace fixtures, we recommend contacting the original plumber or a master plumber
- Failure to change your air filters regularly will void the warranty on the HVAC system. Reusable air filters can potentially harm your HVAC system and possibly void your warranty. HVAC professionals recommend using the single-use filters available from any hardware store.
- Any damage to the home from work performed after closing is not warranted and is the homeowner's responsibility to repair. This includes any work scheduled by the homeowner that is not related to Century Custom Homes construction or warranty repairs made by Century Custom Homes or its vendors.

Buyers Signature _____ Buyers Signature _____ Date _____