BUILDER WARRANTY | BUYER OVERVIEW

A simple guide to the limited builder warranty anticipated with your new home.

1 YEAR	**Workmanship & finishes** Specified construction and workmanship items, such as certain interior and exterior finishes, doors, windows, roofing, fixtures and first-year performance standards.
2 YEARS	**Covered home systems** Specified plumbing, electrical, heating, cooling and ventilation systems under the first- and second-year performance standards.
10 YEARS	**Major structural defects** Qualifying major structural defects affecting load-bearing components or the foundation, subject to the warranty's definitions, tolerances and exclusions.

How the warranty works

The **builder is the warrantor**. American Construction & Education Services (ACES) administers dispute-resolution procedures; it does not itself guarantee repairs. For a covered defect, the builder may choose to repair, replace or pay reasonable repair costs.

What buyers should know

• **Written notice matters.** Claims must be submitted to the builder in writing within the applicable deadlines. First- and second-year items generally allow notice up to 30 days after the relevant coverage period ends. Major structural defects require notice within 60 days of discovery and no later than 30 days after the 10-year period ends.

• **Homeowner maintenance is required.** Routine upkeep, drainage, moisture control, caulking and proper care of systems are the owner's responsibility. Damage resulting from neglected maintenance may not be covered.

• **Not everything is included.** Normal wear, weather-related damage, many cosmetic items and products with separate manufacturer warranties are generally excluded or limited. The sample warranty also contains an exclusion relating to rental, leasing and non-owner occupancy; buyers considering rental use should obtain written clarification from the builder.

• **Disputes have a defined process.** The warranty provides for administrative intervention, mediation and potentially binding arbitration, subject to applicable purchase-contract provisions.

Before closing: Request the final, property-specific warranty, confirm its commencement date, and review all coverage standards, exclusions and claim instructions. This overview is informational only; the signed warranty and applicable purchase documents control.

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