

MEREDITH HOMES, INC

ONE (1) YEAR HOME WARRANTY AND SERVICE PROCEDURES

DATE:

HOMEOWNER:

ADDRESS:

The builder named above, warrants your house and its equipment as listed below for a period of one (1) year following the closing date above or your move in date, whichever is sooner. This warranty does not cover ordinary wear and tear, abuse, neglect, general maintenance, or items specifically set out below as non-warrantable. Any items not specifically mentioned as warrantable below are to be considered non-warrantable even if not specifically mentioned under those listed as non-warrantable.

WARRANTABLE ITEMS:

1. We guarantee the proper functioning under normal wear and use of the Plumbing System.
2. We guarantee the proper functioning under normal wear and use of the Heating and Air Conditioning Systems.
3. We guarantee the proper functioning under normal wear and use of the Electrical System. This does not include replacing burned out fuses, circuit breakers, or light bulbs.
4. We guarantee the proper functioning under normal wear and use of all appliances, i.e. ranges, range hoods, dishwasher, disposal, etc purchased from the builder as a new part of the house.
5. We guarantee to repair any roof leak caused by a defect in materials and workmanship. This does not include repairs to damages caused by hail, windstorms, lightening, or any other acts of God.

The builder's responsibility under the warrantable items listed above is to cover only repairs to the systems themselves and will not include repairs to other portions of the house caused by malfunctions of the systems. As an example: under this warranty as stated above, the builder warrants to repair any roof leak, but this will not include repairing walls, ceilings, woodwork, flooring, etc damaged by the roof leak.

NON-WARRANTABLE ITEMS:

1. Cracks:
 - a. Concrete can develop cracks due to its character of expanding and contracting or that of the soil on which it is laid. There is no known method of eliminating this condition.
 - b. Mortar: Cracks can develop in the mortar used in bonding brick together. This is a normal condition due to the shrinkage in either the mortar or brick.
 - c. Sheetrock, Paneling, and Wood: Shrinkage cracks can appear during the drying out process of your home. This is normal and usually comes and goes with the seasons.
2. Floor Squeaks: Extensive research and writing on the subject conclude that much has been tried, but little can be done about floor squeaks. Generally, these will appear and disappear with changes in weather conditions.
3. Brick Discoloration: Brick may discolor due to the elements-rain, run-off, weathering, or its innate materials. Should this occur, it may be cleaned with a solution of vinegar and water (1 QT. vinegar to 1 Gal. water). Scrub with brush and rinse with cold water. When using acid, protect your hands and eyes and do not spill on paint or carpeting.
4. Non-uniformity or appearance of Antique (used) brick is normal.
5. Broken glass not called to builder's attention on Pre-Closing Walk-Thru & Punch List.
6. Mirror defects not called to builder's attention on Pre-Closing Walk-Thru & Punch List.
7. Stained Woods, Wood Cabinets, paneling, doors, etc all have variations in wood grain and shade of coloring. These variations cannot be controlled.
8. Finishing (painting, staining, varnishing, texturing, etc) of walls, ceilings, woodwork, paneling, cabinets, floors, etc have been acceptably completed to the satisfaction of the appropriate governing agencies. Requests for refinishing such items will not be accepted under this warranty unless request is made and approved prior to closing or on Pre-Closing Walk-Thru & Punch List.
9. Caulking of all trim boards, windows, doors, fireplaces, tubs, showers, floors, etc not called to builder's attention on Pre-Closing Walk-Thru & Punch List.
10. Chips, scratches, or marks in tile, woodwork, walls, ceilings, porcelain, brick, mirrors, plumbing fixtures, appliances, etc not called to builder's attention on Pre-closing Walk-Thru & Punch List.
11. Carpeting, hard surface material, hardwood floors, and other floor coverings cannot be warranted against spotting, discoloration, or fading after closing or on Pre-Closing Walk-thru & Punch List.
12. Dripping faucets and toilet adjustments carry a 90-Day warranty only. Frozen water lines are the owner's responsibility. Malfunctions caused by misuse of the plumbing systems are not covered by this warranty and service charges to correct such malfunctions will be covered at owner's expense.
13. Landscaping and grading have been done to the satisfaction and acceptance of the appropriate governing agencies. We assume no responsibility for these items; however, we will replace any dead shrubbery called to our attention on the Pre-Closing Walk-Thru & Punch List. Your lawn requires care and water to make it cover the yard. It is the owner's responsibility to provide this care.

14. Cracks in grout in ceramic tile, joints, and around tub not called to builder's attention on Pre-Closing Walk-Thru & Punch List.
15. Matching of roof shingles cannot be guaranteed by this builder as Manufacturer does not guarantee this to the builder.
16. A survey is conducted and iron pins are placed on the property at the beginning of construction; however, due to the grading and landscaping required on most lots, it is unlikely that all or even some of the iron pins will be remaining at completion.
17. Shelves installed in closets, utility rooms, the pantry, etc cannot be warranted. They are installed into sheetrock with wall anchors. The builder cannot warranty the shelving as we cannot monitor the load the shelves are carrying at any one time.
18. Pests: The builder exterminates for termites only. The bond that you receive at closing is good for one year from your closing date. After the first year expires, it is the homeowner's responsibility to exterminate against termites going forward. Any other pests in the home are the owner's responsibility to exterminate.
19. All fiberglass tubs, showers, tub/shower combos have a 250 lb weight limit.

The builder does herein agree to give the buyer the opportunity to inspect the house for defects. The buyer shall make a thorough inspection of the house and complete the Pre-Closing Walk-Thru & Punch List. The builder will begin work on any items so listed as soon as a loan has been approved and accepted. The closing or moving-in of the house is the buyer's notice of satisfaction unless noted otherwise on the Pre-Closing Walk-Thru & Punch List. **There will be no cosmetic touch-up after closing. Paint is left on-site for homeowner touch-up.**

THIS WARRANTY IS THE ONLY WARRANTY OR REPRESENTATION GIVEN ON THIS HOUSE.

APPROVED AND ACCEPTED THIS _____ DAY OF _____.

BUILDER: MEREDITH HOMES, INC.

BUYER Name(s) _____

Seller Signature: _____

Buyer Signature(s): _____

ALL WARRANTY-CALL BACK REQUESTS SHOULD BE COMPLETED AT WWW.MEREDITHHOMESINC.COM