

WARRANTY

The following express written warranties of the Builder are in lieu of all warranties, expressed or implied; and in particular are in lieu of warranties of merchantability, fitness for a particular purpose and habitability.

1. Your home has been constructed in accordance with the accepted home building practices of this locality and prior to delivery, has been inspected by our trained personnel as well as the Building Inspector.
2. **TERM AND COVERAGE** – We will guarantee against defects in workmanship and materials, for a period of one (1) years from the date of settlement, the following items (except for those consumer products listed in paragraph 3 below):
 - a. The plumbing system
 - b. The heating system
 - c. The roof (against leaks)
 - d. The electrical wiring systemUpon receipt of a written request from you within a period of sixty (60) days from the date of entry and possession of your home, Builder agrees to make necessary adjustments as needed to the following:
 - e. Doors, including hardware (not including adjustments for customers' carpet)
 - f. Windows
 - g. Electric switches and receptacles
 - h. Plumbing fixtures
3. **MANUFACTURER'S WARRANTIES** – The Builder hereby assigns to the purchaser all rights under manufacturers' warranties on appliances and items of equipment included in the home. The builder does not warrant the following consumer products since they are covered by the manufacturer's warranty. The following are consumer products as defined by the Magnuson-Moss Warrant Act and are not covered by this limited warranty:
 - a. Heating
 - b. Exhaust fan
 - c. Thermostat
 - d. Furnace
 - e. Air conditioning system
 - f. Humidifier
 - g. Chimes
 - h. Garbage disposal
 - i. Water Heater
 - j. Range
 - k. Oven
 - l. Dishwasher
 - m. Oven Hood
 - n. Microwave
4. **EXCLUSIONS FROM COVERAGE** – Builder does not assume responsibility for:
 - a. Damage due to ordinary wear and tear, or abusive use.
 - b. Defects which are the result of inherent characteristics of the material used.
 - c. Loss of injury caused in any way by the elements and acts of God.
 - d. Conditions resulting from condensation on, or expansion and/or contraction of materials.
 - e. Decoration over newly installed walls.
 - f. Maintenance items.
 - g. Due to settlement of ground and frost action, concrete work cannot be guaranteed.
 - h. A sump pump, sump pump pit and electric outlet is included in each house, however the prevention of entry of water into the basement cannot be guaranteed. This will be the extent of the Builder's Liability.
5. **NO OTHER WARRANTIES** – This limited warranty is the only express warranty we give.

6. CLAIMS PROCEDURES – All repairs and adjustments will be confined to the limits set forth in this warranty. If a defect appears which you think is covered by this limited warranty, you must write a letter describing it to our office. You must tell us in your letter what times during the day you will be at home so that we can schedule service calls appropriately. If delay will cause extra damage (i.e. if a pipe has burst) telephone us. ONLY EMERGENCY REPORTS WILL BE TAKEN BY PHONE. Renehan Building Group, Inc. 81 Lancaster Avenue, Suite 217, Malvern, PA 19355. (610) 251-9333.
7. REPAIRS – Upon receipt of your written report of a defect, if the defective item is covered by this limited warranty, we will repair or replace it at no charge to you within sixty (60) (longer if weather conditions, labor problems, or materials shortage cause delays). The work will be done by us or sub-contractors chosen by us. The choice between repair or replacement is ours.
8. NOT TRANSFERABLE – This warranty is not transferable. Any obligation under it terminates if the property is resold or shall cease to be occupied by the homeowner to whom it is originally issued.