



Synergy Homes Warranty

Your new home is warranted for 1 year from possession or closing whichever comes first. Your Synergy Homes warranty covers all defective workmanship and materials for 1 year or as provided through manufactures.

CONCRETE WALLS

Some cracking is normal in our hot and cold climate. We will repair with a 25 year caulk and/or other means if the crack is wider than 1/16 of an inch or displaced by more than a 1/8 inch. Basements are usually damp due to the humid climate. We do not warranty against damp basements.

CONCRETE FLAT WORK

Is not guaranteed against cracking. Cracks that exceed 1/8" in width or 3/16" in vertical displacement will be corrected by appropriate joint filler. Color variations are possible and are cosmetic only.

ROOFING

Builder warrants for 1 year that roof will not leak under normal conditions. Not covered under this warranty is ice damming, severe winds (45 mph or more) combined with rain or owner neglect. Vents or louvers allowing rain or snow to enter under strong wind conditions are not a warranted item. Any damage resulting from rain or snow infiltration should be reported to your insurance carrier immediately.

EXTERIOR DOORS

These doors are a ThermaTru high quality door with adjustable threshold, yet not guaranteed to fit perfectly. We do guarantee the doors to be weather tight and to open and close functionally. Painting doors dark colors may void their warranty due to the heat and sun; check manufacturer's warranty.

WINDOWS: GLASS & SCREENS

Andersen 100 series windows to lifetime-limited warranty through the manufacturer – see enclosed information. Screens are not warranted after closing. Contact Millard Lumber with any issues. Synergy Homes has a repair kit when on occasion a window frame cracks. The window will not need to be replaced.

Marvin Integrity or Pella Encompass/Impervia may have also been chosen. Refer to manufacturer's website for warranty details.

ELECTRICAL SYSTEM

Builders warranty on electrical systems includes all outlets and switches. It does not include dimmers, ceiling fans, bulbs or other electrical devices that are not standard features.

PLUMBING

Guaranteed not to leak for 1 year if purchased through Ferguson. Although leaving hoses attached near the onset of cold weather will cause breakage not covered under warranty.

HEATING & AIR CONDITIONING

Builder warrants the heating & A/C for 1 year. Warranty does not include optional features or owner added features. Lennox equipment manufacture warranty supersedes builder warranty.

DRYWALL

Drywall cracks are possible during the first year as home settles and wood dries. Synergy homes will repair all settling cracks one time before the 1 year warranty. The drywallers will patch all stress cracks and nail pops one time. The homeowner will be responsible for marking cracks and nail pops. Builder will not do touch up painting.

WOODWORK

As wood is a natural product we cannot guarantee matching grain or color of wood on trim, doors or cabinets.

CABINETS, VANITIES AND WOODWORK

Builder is responsible for poor workmanship and any non-functioning parts during the 1-year warranty period. Warping of woodwork or cabinets shall not exceed 3/8 of an inch or builder will repair as needed and will be replaced through manufacturer.

HARDWOOD FLOORS

Floors will be warrantied not to come loose. With any wood or engineered flooring, chipping or swelling and separation are possible and not covered under this warranty. Builder's warranty on all engineered or hardwood flooring is the manufactures warranty. Any warranty claims would need to be processed by homeowner with vendor.

CARPET

Labor warranty provided by Carpetland and manufacturer warranty on product. Visible seams are possible depending on room size and carpet type.

PAINTING

Interior and exterior touch up paint will be done prior to closing. Paint will be supplied by builder prior to closing. Builder is not responsible for paint after closing. Dark colors, eggshell and satin paint are very difficult to touch up perfectly. Painter will touch up to the best of his ability but paint may not be perfect.

APPLIANCES

Builder's warranty on all appliances is the manufactures warranty. It is the owner's responsibility to contact the appliance representative.

COUNTER TOPS

Must be inspected prior to move in for any chips and/or imperfections. No warranty is provided other than manufacture warranty. Some settling of the counter tops may occur after closing. This will be the homeowner's responsibility to caulk and maintain the counter tops.

LIGHT FIXTURES

Builder is not responsible for light fixtures after closing. Light fixtures supplied by buyer, or chosen from vendor other than Lincoln Lighting or Ferguson, are not warranted. Buyer is responsible for replacing any lights supplied by buyer prior to closing which are damaged or missing parts. Buyer is responsible for electrical extra charges due to defective or back order fixtures.

OVERHEAD GARAGE DOORS

Builder warrants garage door will operate properly for one year, with the exception of damage resulting from buyer installation of an electric garage door opener or negligent operation of the garage door by buyer.

SANITARY SEWERS

After 30 days sewer lines are the owners responsibility. Due to small children and water saver appliances this is considered a homeowner maintenance item. The white cap in your front yard or basement is to clean blockage in your sewer main.

DRAINAGE & LANDSCAPING

Builder is responsible for establishing grades and swells to ensure adequate and proper drainage away from home. The goal is to drain all water from their lot to the street although this is not always possible. Synergy Homes will final grade the property, this may occur prior to, or after closing depending on factors such as time of year, ground conditions and weather. It is possible that after final grade, that some settling may occur, we will return one time and fill any areas, which have settled more than 6". The formation of puddles due to run off from surrounding properties due to over watering or excessive rainfall is not the responsibility of Synergy Homes as we cannot control either cause. It is not uncommon for water from neighbors irrigating new sod to migrate onto other properties. This is typically a short-term problem, as once sod is established the need to frequently water diminishes and normal watering schedules should not cause runoff or water to puddle in yards. Builder is not responsible for drainage after closing or for the changes made by neighboring construction sites or from landscaping installed by owner, we recommend that any landscaping be done one year after closing to allow time for settling or any drainage problems to be resolved. Synergy Homes will help resolve water problems but will not be held liable for damage, moving landscaping or replacement costs. Owner is responsible for maintaining down spouts and ground movement after closing. Sod is not covered under your warranty it is a homeowner maintenance item.

BASEMENTS

Any time a home is constructed with part or all the basement below grade there is a possibility of water infiltration into basement areas. Water can enter through several areas including window wells, walls or floors. Synergy Homes does include different ways to prevent water infiltration and depending on your particular home these may include an interior drain tile system, window wells tied into the interior drain tile. In the unlikely event that you experience moisture in the basement we will assist in determining the cause and recommend possible solutions.

SUMP PUMP AND PIT

Buyer understands that water might flow into the sump pump pit from the new homes drain tile system. Buyer is responsible for providing through a Builder Construction Option or through sources outside of this agreement, means through which water is eliminated from the pump pit. Builder retains no responsibility for basement flooding through excess water accumulation in the sump pump pit.

CONDENSATION

Condensation on interior of windows and home is normal as new homes are built better and tighter than older homes. Remedy is usually letting outside air in.

SPECIAL ORDER ITEMS & EXTRAS

The manufacturer's warranty and/or supplier will cover these items. These are all specialty items, including sprinklers.

Non Warranty Service Calls

Non warranty service calls are billed at \$50.00 per hour plus a trip charge of \$50.00.

This warranty is non-transferable if property is sold before expiration of warranty period.

Any non-emergency items, please contact Synergy Homes via email at info@synergyhomesne.com. Emergency items, please call contractor as specified on the Contractor List.

We stand behind our work and want to thank you for allowing us to work with you in building your new home!