



PREMIER HOMES HOME WARRANTY

Congratulations on the purchase of your new home! As of your closing date you are under our builder's warranty. Below is an outline as to what that entails. This does not include appliance warranties, as you will need to register your appliances with the appropriate companies. Should you require any work orders outside of your typical homeowner duties, please submit the issue to our warranty department. Please email warranty requests to premierhomeswarranty@gmail.com. We will contact you back within 72 hours. If it is an immediate emergency, please call us at 817-573-7652.

Thank you!

Kari Rumfield

30 Days landscaping warranty/ 1 Year warranty on the irrigation system

This covers your shrubs and grass for 30 days and the sprinkler system is covered for one year.

1 Year craftsmanship warranty

This covers any defects in the materials and craftsmanship by Premier Homes that may occur within one year of purchasing the homes. This does not cover paint or stain.

2 Year mechanical warranty

This covers any defect in materials and workmanship for electrical work, plumbing or HVAC issues that may occur within 2 years of purchasing the home.

10 Years structural warranty

This covers any defects in the slab or framing that may occur within 10 years after the purchase of the homes.

Please see the attached Warranty Exclusions and explanations.

EXCLUSIONS FROM PREMIER HOMES WARRANTY COVERAGE



Premier Homes does not assume responsibility for any of the following, all of which are exclusions from any warranty obligation whatsoever:

1. Ordinary wear, tear, and deterioration of your home.
2. Appliances, fixtures, equipment and other items mentioned above (including their fittings, attachments, controls and accessories) which are determined to be "consumer products."
3. Loss or damage caused by failure to perform routine maintenance on your home or failure to keep and maintain the home in good repair and condition.
4. Defects, damages, changes, or alterations in items completed or installed by you or any person, subcontractors, agents, or agency under your custody or control or anyone not under the control of Premier Homes.
5. Accidental loss or damage due to elements, including but not limited to, fire, smoke, lightning, hail, windstorm, snow, ice, heavy rains, and expansive soils, surface waves or bodies of water, or spray from any of these whether or not driven by wind.
6. Defects which are common characteristics to the materials used, such as (but not limited to) warping and deflection of wood; fading, chalking, and fading of paint due to sunlight; cracks due to the drying, curing, expansion, and contraction of concrete, stucco, plaster, bricks, and masonry; drying, shrinking, and cracking of caulking or conditions resulting from condensation.
7. Minor defects including any and all chips, scratches, mars, and similar defects in tile, woodwork, engineered wood, wood flooring, walls, painting, porcelain, brick, countertops, mirrors, carpeting, marble, glass, and plumbing fixtures.
8. Consequential, incidental, or secondary damages, including damage to any item, personal or otherwise, that was not supplied or installed by Premier Homes.
9. Conditions resulting from condensation on materials, expansion, or contraction of materials.
10. Paint applied over new or newly repaired interior surfaces.
11. Accumulation or drainage of water in the vicinity of a drainage easement or natural drainage area.
12. Cracks, deflection, surface deterioration, separation of exterior concrete.
13. Landscaping, including sod, shrubs, plantings; and existing trees, except as itemized in the Premier Homes Warranty 30-day coverage.
14. Loss or damage that you have not taken timely action to minimize.
15. Loss or damage caused by or resulting from (either directly or indirectly): accidents, riots and civil commotion, theft, vandalism, fire, explosion, power surges/failures, smoke, water escape, falling objects, aircrafts, vehicles, acts of nature, lightning, windstorm, hail, tornado, hurricane, mudslide, earthquake, volcanic eruption, or other natural disasters.
16. Loss or damage caused by or resulting from (either directly or indirectly): water from sewer or drain back-ups, changes in the water table not reasonably foreseeable at the time of construction, or water below ground surface (including water that exerts pressure on or seeps or leaks through a building, sidewalk, driveway, foundation, swimming pool, or other structure), wetlands, springs, or aquifers.
17. Loss or damage caused by soil movement, including subsidence, expansion or lateral movement (excluding flood and earthquake), which is covered by any other insurance or for which compensation is granted by state or federal legislation.
18. Loss or damage to the home, persons, or property directly or indirectly caused by termites, other insects, birds, vermin, rodents, or other wild or domestic animals.
19. Loss or damage resulting from the use of the home for non-residential purposes.



20. Any condition that does not result in actual damage to the home, including, but not limited to, inhabitability or health risk due to the presence or consequence of electromagnetic fields (emfs), radon gas, mold, formaldehyde, or other pollutants and contaminants, or the presence of hazardous or toxic materials.
21. Loss or damage caused by, or resulting from, the presence of moisture, rot, mildew, mold, or rust.
22. Loss or damage caused by, or resulting from, misuse, abuse, and/or neglect by you, your guests, tenants, or others not under the control of Premier Homes.
23. Bodily injury or damage to personal property.
24. Loss or damage caused by, or resulting from, abnormal loading of the load bearing components that exceed design loads as mandated by codes.
25. Consequential damages including, but not limited to, costs of shelter, food, transportation, moving and storage, any other expenses related to inconvenience or relocation during repairs to the home, and any diminution of the home's market value.
26. If homeowner or owner's agent installs additional materials after close of escrow, Premier Homes will not warranty any damage that may occur to the existing fixtures, structures, interior or exterior finishes.

The provisions and obligations of any warranty obligation shall not apply if there is any money owed to Premier Homes by Buyer, and upon payment of all amounts owed the warranty coverage shall revert back and be effective as of the Closing date.

Buyer's independent home inspection reports will not become part of any warranty obligation, Builder is not obligated to respond to any such report and it is a condition precedent for consideration of any such report that the report cite the exact provision of applicable warranty and performance standard that is to be met, the finding and evidence of a violation of the warranty and performance standard and the proposed repair method.

ACCEDPTED ON _____, 20__

Buyer

Buyer

BUILDER:

Premier Homes

Authorized Representative: _____

Address: 5310 East US Hwy 377

Granbury, Texas 76049

Email: warranty@premierhomes-tx.com

Effective date: _____, 20__