

WHAT DOES A BUILDERS WARRANTY NOT COVER?

New-construction warranties cover much of the house, but there are exclusions. Homebuilders warranties will not cover:

- Home appliances
- Normal wear and tear
- Anything covered by a manufacturer's warranty
- Damage resulting from homeowner neglect
- Weather-related damages
- Work done by an outside contractor or the homeowner
- Normal shrinkage and expansion of the home. However, if the shrinkage is greater than the performance standard, it is covered
- Monetary expenses lost due to the defect, like living out of the home during repairs

HOW LONG DOES A NEW-CONSTRUCTION WARRANTY LAST?

- **ONE YEAR OF LIMITED WARRANTY COVERAGE**
on workmanship, materials and other components not covered by a manufacturer warranty.
- **TWO YEARS OF LIMITED WARRANTY COVERAGE**
on major systems like ductwork, plumbing and electrical.
- **10 YEARS OF LIMITED WARRANTY COVERAGE**
for major structural defects like foundation problems.

**See the sample warranty document (available upon request) for complete and detailed terms and definitions.*



PARKWAY
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HOMEBUILDERS WARRANTY

**WHAT YOU NEED TO KNOW
WHEN PURCHASING A NEW
CONSTRUCTION HOME**

WHAT IS A HOMEBUILDERS WARRANTY?

Home warranties for newly constructed homes cover more than a typical home warranty.

When you purchase a newly built home with Sobel Co, you will receive a homebuilders warranty. This differs from a home warranty you can purchase on your own and is specific to new homes completed by a builder. A homebuilders warranty covers structural components and the materials used in building the new home.

KEY INSIGHTS

Homebuilders warranties protect against costs of repairs for incorrect work or defective materials in new homes.

These warranties cover a wide range of items, including structural defects, exterior components, home systems and workmanship.

Coverage duration varies: one year for workmanship and materials, two years for major systems, and 10 years for structural defects.

Builders warranties differ from home warranties; the former cover contractor-specific work and materials, and the latter cover systems and appliances beyond the manufacturer’s warranties.

HOMEBUILDERS WARRANTY EXPLAINED

A warranty offered by a homebuilder protects you from paying repairs costs for work that wasn't done correctly or for defective materials. Most newly constructed homes come with a new home warranty that the builder funds themselves through a third-party warranty company without any cost to the buyer.



WHAT DOES A BUILDERS WARRANTY COVER?*

GENERAL COVERAGE INCLUDES:

- **MAJOR STRUCTURAL DEFECTS:**
Components that affect the safety of the home, like load-bearing walls, roof framing, masonry arches, columns and floor systems, are usually included. The warranty also covers the foundation. Structural warranties are one of the most important to have, because the elements they cover are the most expensive to fix and can create an unsafe living environment when in bad condition.
- **EXTERIOR COMPONENTS:**
The warranty covers many items on the exterior of the house, like siding, shingle roofing, windows, garage doors and sometimes paint.
- **HOME SYSTEMS:**
The major systems in your home are likely covered, including ductwork, plumbing and the electrical system. The HVAC is covered by the manufacturer, not the builder, so it is important that you register your HVAC within the timeframe indicated in the warranty certificate provided at closing.
- **WORKMANSHIP:**
If the workmanship in the construction of the home is below industry standards, the warranty might cover defects.
Additional items covered by a new-construction warranty include:
 - Windows
 - Doors
 - Trim
 - Floors
 - Drywall
 - Glass
 - Landscaping
 - Insulation

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