

Redhills Development Co., LLC

General Contractor Oregon License

New Home Warranty on home constructed at _____.

Buyers understand that the above mentioned home was built as a speculative home (not a custom-built home). A warranty is not a guarantee. "Guarantee" means 100 percent satisfaction, total replacement, complete repair. This warranty is based on the construction industries standards and is in force from one year after close of escrow.

Buyers are responsible for reading carefully any manufacturers warranties left in the kitchen drawer at new home. If any forms need to be filled out and sent to manufacturer, buyers are responsible to do so immediately after close of escrow to establish the one year manufacturers warranty provided on most appliances.

At the end of the eleventh month, after close of escrow, buyer is instructed to contact builder with a written list of items that need corrected. Builder is not expected to make the home cosmetically new at the end of the twelve-month period. Items like scratches on wood floors, dings in walls, and ordinary wear and tear are the buyers responsibility. If buyer feels an emergency situation arises from a warranty matter, feel free to call a builder anytime before the eleventh month for repairs.

THIS WARRANTY DOES NOT COVER OWNER NEGLECT.

Goods and Services that are included in this Builders Warranty Include satisfactory installation and good working condition on:

Hot water heater
Dishwasher, Stove Cook top, Ovens, Built-in Microwave/Hood vent, and Garbage Disposal
Plumbing fixtures and pipes
Electrical fixtures and wiring
Heating and Air conditioning units
Garage Door Automatic Openers
Roofing, Gutters, and Exterior Siding

BUYERS ACCEPTS THIS WARRANTY AS STATED: _____

DATE: _____

BUILDERS ACKNOWLEDGEMENT: _____