



PO BOX 353, Hailey, Idaho 83333  
208.720.5476 RCE-24715

### ONE-YEAR HOME WARRANTY

**USAGE:** This warranty covers the main systems in your house: plumbing, electrical, heating, roof, and structural defects. The appliances have their own warranties. This warranty is not designed to nor meant to cover settling, normal wear-and-tear, or homeowner maintenance issues.

A thorough walk-through has been done before you moved in and certain items have been noted. We will return one time in the first year to fix non-emergency warranty items. We recommend you live in your home at least one month before making a list of items. Your list will be reviewed and those items that are covered under this warranty will be repaired. If there is an emergency, do call right away.

**PLEASE READ CAREFULLY THE RECOMMENDED USE AND CARE OF YOUR NEW HOME SHEET THAT IS ATTACHED TO THIS WARRANTY.**

**PLUMBING, ELECTRICAL, AND MECHANICAL:** All plumbing, electrical, and mechanical parts and labor are warranted for one-year against faulty product or installation.

**DRYWALL CRACKS:** It is normal for some drywall cracking to occur from settling and moving of the house, mostly in the first year. This is a homeowner maintenance issue. You can buy some caulking to fill the cracks and use your touch-up paint to paint the caulking. It is normal to have some inconsistency in the drywall texture. This is unavoidable and NOT a warranty item.

**INTERIOR AND EXTERIOR TOUCH-UP PAINTING:** We have left some touch-up paint for you to use. Please be aware that touch-up paint will sometimes be seen in certain light conditions.

**TILE:** Please check for any cracked tile or grout prior to moving in (any cracked tiles found prior to move in will be replaced at builders expense). As it is very common for

ceramic, porcelain, and natural tiles to become cracked under normal wear-and-tear of day-to-day living, we are unable to warranty them and is considered a homeowner maintenance issue.

**HARDWOOD FLOORING:** All wood flooring has been installed as per manufacturers specifications by qualified, professional installers. Some movement in any wood products can be expected as humidity fluctuates. In the rare event excessive drying and shrinking occurs, it may become necessary to install an in-home humidifier, integrated into the forced-air system to regulate humidity in the home at homeowners expense. All wood floors have durable floor finish. Scratching of this finish is normal wear-and-tear and is considered to be a homeowner maintenance issue and is NOT covered under any warranty.

**ICE DAMS:** Ice dams are a natural occurring phenomenon of the Wood River Valley and must be maintained by homeowners breaking them off with a sledgehammer throughout the winter. Some winters' weather conditions create more of a problem in this area, so check your roof often. This is a homeowner maintenance issue NOT covered under any warranty.

**LANDSCAPING AND SPRINKLER SYSTEMS:** Tanner Construction does NOT warrant landscaping or sprinkler systems. Sometimes you may hear the valves opening and closing inside your house. This is an unavoidable condition. Please call the landscape contractor listed on your SubContractor List to determine what, if anything is warranted. Please note that in cooler months the amount of time you water needs to be less than in the hot summer months. You should adjust your clock to provide the right amount of water.

**FENCING:** Fencing is considered part of the landscaping and therefore, not covered in this warranty.

**CONCRETE:** Due to the nature of concrete and soil conditions, walkways will sometimes crack. This is a normal condition and therefore NOT covered under warranty. Although every effort was made to avoid puddling on all concrete slabs, bird baths do still occur and therefore NOT covered.

**STUCCO:** Every effort has been made to minimize cracking in stucco, however, stucco is a cement product and inherently prone to cracking. Cracking in stucco within industry standard and is NOT covered.

**BEAMS, TIMBERS, & EXPOSED LUMBER:** It is common for exposed beams, timbers, and lumber to crack, split, and twist, as moisture drying and fluctuations in humidity cause what is known as "checking." As checking is a natural occurrence, it is NOT covered under this warranty.

**ROOFING:** Roofing has been installed by certified professionals and carries with it a manufacturers warranty.

MOLD: The current building codes are requiring all houses to be built to retain heat so that energy costs are lower. This lends itself to mold growing in moist areas. This condition is NOT covered by any warranty. Using your exhaust fans in the bathrooms and laundry room, growing houseplants, and not putting too much moisture in the air using humidifiers, will help you avoid growing mold.

I have received and reviewed the Tanner Construction One-Year Home Warranty.

Buyer Signature:

Date:

Buyer Signature:

Date: