

# Hi-Tech Housing, Inc. Limited One Year Warranty

## **PERIOD OF COVERAGE**

Hi-Tech Housing will, for a period of one year from the date of Preliminary Inspection (form # HTHS3) (should have been completed by your Builder) or seven (7) days after delivery (whichever comes first), make repairs which are necessary because of defects in materials or workmanship supplied by Hi-Tech Housing. We will repair or replace, at our option, any defective parts at no cost to you. Because of design changes and improvements, we may substitute parts or components of substantially equal quality. This warranty covers you, as the first retail purchaser and first occupant of our new product.

## **NOT COVERED BY THE LIMITED ONE YEAR WARRANTY**

Furnace, water heater, radiant heaters, appliances, windows, lights, fans, faucets, smoke detectors, siding, range hood, forced air heating or cooling systems, floor coverings, and similar components which are separately warranted by their manufacturers ("Third Party Warranties"). The respective manufacturers (list included in Homeowners packet) must be contacted directly.

Materials supplied and work performed by your Builder, subcontractors, or others.

Damage that is caused by misuse, abuse, alterations, lack of proper maintenance, improper repairs, neglect in notifying us (Hi-Tech Housing or your Builder) about necessary repairs, or neglect in taking reasonable precautions (such as shutting off water when a leak is observed).

Normal deterioration, wear, and adjustments of fabrics and/or carpeting.

Roof shingles damaged by extraordinary winds. Damage arising from high humidity. Shading caused by the touch-up of paint, and reasonable variations in paint, stain colors, natural wood grain, and roofing shingle color.

Minor adjustments of interior and exterior door; broken or scratched glass; settlement cracks, nail pops or wood shrinkage due to the settling and drying process of your home; chips, scratches, cracks or mars in woodwork, walls, mirrors, plumbing fixtures, appliances, counter tops, doors, siding, railing, stairs, light fixtures, exterior trim, floor covering and cabinets.

## **HOW TO OBTAIN SERVICE ON YOUR HOME**

You must arrange access for Hi-Tech Housing to the home yourself or through your Builder. You, your Builder, or an authorized representative must be present while work is being completed and prepared to sign the Hi-Tech Housing Service report (form # HTHS7)

- A. Hi-Tech Housing will only arrange repairs of items covered by this warranty, which are identified on the Preliminary Inspection Form (form # HTHS3) and the Final Walk-Thru Check List (form # HTHS4).
- B. When service is needed on your home at any time during the remainder of warranty period, please contact your builder; **DO NOT CONTACT HI-TECH HOUSING DIRECTLY**. Your Builder will coordinate the proper customer service with Hi-Tech Housing.
- C. If problems covered by this warranty have not been resolved within a reasonable time by your Builder, then write to: Hi-Tech Housing, Inc., Customer Service Department, 19319 C.R. 8, Bristol, IN 46507

## **CONDITIONS OF LIMITED ONE YEAR WARRANTY**

You (the first retail purchaser and occupant) must complete and sign the Final Walk-Thru Check List (form # HTHS4) with the Builder to activate the remaining period of coverage.

**IMPLIED WARRANTIES, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ARE LIMITED IN DURATION TO THE TERM OF THIS WRITTEN WARRANTY.** Some states do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. HI-TECH HOUSING INC. MAKES NO OTHER WARRANTIES EXPRESSED OR IMPLIED.

**HI-TECH HOUSING, INC. SHALL NOT BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES**, such as special use of the property other than normal single family residential, expenses for transportation, lodging, loss or damage to personal property, loss of use, your inconvenience, moving furniture, clean-up after service, or loss of income. Some states do not allow exclusion or limitation of incidental or consequential damages, so the limitation or exclusion may not apply to you.

When Builder takes optional Warranty Buy-Out (form # HTHS6), the Builder accepts and releases Hi-Tech Housing from certain responsibilities covered by this Limited One Year Warranty

This warranty gives you specific legal rights, and you may also have other rights, which vary from state to state.