

# Aspen Ridges

## *Builder's Warranty*

The following is a list of sub contractors to call if repairs are needed during your one year builders warranty period (One year from purchase date).

| Service                           | Contact                      | Contact | Phone #      |
|-----------------------------------|------------------------------|---------|--------------|
| <b>General Repairs</b>            | Sadler Construction          | Kirt    | 435-764-3799 |
| <b>Heating &amp; AC</b>           | Back Door Piping             | Wes     | 435-757-2912 |
| <b>Plumbing</b>                   | Cache Valley Plumbing        | Tyson   | 435-770-8750 |
| <b>Electrical</b>                 | Clay Stateline Electric      | Clay    | 435-279-7626 |
| <b>Flooring</b>                   | Wholesale Flooring           |         | 435-755-2176 |
| <b>Cabinets</b>                   | Cache Valley Cabinets & Tops |         | 435-258-2174 |
| <b>Garage Doors</b>               | Garage Pro                   |         | 435-770-3098 |
| <b>One Year Builder Warranty*</b> | Sadler Construction          | Andy    | 435-770-0560 |

*Please note: Any damages caused by the owner are not covered by builder warranty. Owners will be responsible for service calls & repair costs.*

### **\*I. BUILDER'S WARRANTIES COVERAGE**

The Warranties commences on the date of first occupancy. This Warranty terminates (1) year after its commencement.

### **CONSEQUENTIAL DAMAGES**

Consequential damages are not covered by this Warranty.

### **REMEDY**

If a defect occurs in any item covered by this Warranty, the Builder will repair or replace the following defective item(s).

1. "APPLIANCES, FIXTURES AND ITEMS OF EQUIPMENT" - includes but is not limited to: furnaces, air conditioning equipment, water heaters, stoves, refrigerators, garbage disposals, compactors, dishwashers, bathtubs, sinks, toilets, faucets and fittings, lighting fixtures and circuit breakers, kitchen, laundry and vanity cabinets.
2. "PLUMBING SYSTEM": - Gas supply lines and fittings; water supply, waste and vent pipes and their fittings; water, gas and sewer service piping and their extensions to the tie-in of a public utility connection, or on- site well and sewage disposal system.

3. "ELECTRICAL SYSTEM" - All wiring, electrical boxes, switches, outlets and connections up to the public utility connections.
4. "HEATING, COOLING AND VENTILATION SYSTEMS" - All ductwork, water lines, registers, connectors, radiation elements.
5. "MAJOR STRUCTURAL DEFECT" - Actual physical damage to any of the following designated load bearing portions of the home caused by failure of such load bearing portions which affects their load bearing functions to the extent that the home becomes unsafe, unsanitary or otherwise unlivable: Covers Foundation systems & footings, beams, walls & partitions, floor systems, roof framing systems

#### **REQUEST FOR WARRANTY SERVICE**

The homeowner with a warranty complaint should first send a clear and specific written complaint to the Builder.

#### **RIGHT OF ACCESS**

The homeowner must provide the Builder with reasonable workday access to the property in order to perform the warranty service required under this Warranty

#### **II. HOME OWNER RESPONSIBILITIES**

The home requires an active maintenance effort on the homeowner's part to reduce the likelihood of damage due to neglect, improper maintenance, or abnormal use.

Builders Warranty is transferable with the same terms and conditions as stated.