



Saint Joseph's Carpenter Society Home Warranty

After the date of closing Saint Joseph's Carpenter Society (SJCS) is no longer the main contact for problems with appliances, utilities, etc. Please refer to the list of contractors provided to you at closing in order to find out who should be contacted if there is a problem. The major systems of the home are warrantied for one (1) year after closing. Within thirty (30) days of closing the homeowner is provided a warranty covering building and carpentry related items for both workmanship and materials. Some additional manufacturer's warranties on equipment and appliances may apply and will be provided to the homeowner. Some items covered by this warranty are provided by third parties such as contractors and manufacturers. The homeowner agrees to notify the appropriate contractors and manufacturers in a timely manner for requested warranty repairs. The homeowner also agrees to provide access to the home during normal business hours to examine and/or perform the requested repairs. Also note that negligence of routine maintenance can void applicable warranty coverage on all or part of your home.

Items covered under the one (1) year warranty:

- Major Systems
 - a. HVAC system
 - b. Plumbing system
 - c. Electrical system

Items covered under a thirty (30) day warranty:

- Building and Carpentry
 - a. Windows and exterior doors – workmanship and materials
 - b. Exterior finish such as siding, trim, brick, as applicable – workmanship and materials
 - c. Gutters and downspouts – workmanship and materials
 - d. Interior doors – workmanship and materials
 - e. Cabinets – workmanship and materials

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- f. Interior hardware (door, bath, etc.) – workmanship and materials
- g. Flooring – workmanship and materials
- h. Drywall – workmanship and materials

Items covered under varying warranties:

- Appliances
 - a. Range – manufacturer’s warranty may apply
 - b. Refrigerator – manufacturer’s warranty may apply
 - c. Dishwasher, if installed – manufacturer’s warranty may apply
- Roof
 - a. Roof –warranty provided directly by the roofing company

Items **NOT** covered under warranty:

- Damage by natural causes – contact your homeowner’s insurance company
- Damage caused by improper or inadequate homeowner maintenance of equipment
- Damage caused by the homeowner or anyone other than an employee, agent, vendor, or contractor operating under the authority of SJCS
- Normal wear and tear
- Unreasonable damage caused by untimely homeowner notification of necessary warranted repairs
- Repairs made by homeowner utilizing a third party contractor not authorized or pre-approved by SJCS to complete warranty repairs
- Drainage issues caused by homeowner’s failure to maintain proper ground cover or by alteration to existing grade and drainage
- Sump pump, if installed
- All structural aspects of the basement
- Water entry into the basement, leaks or puddling
- Paint – interior and exterior
- Concrete patios, walkways, driveways, etc.

Procedure to request a warranty repair:

Prior to closing, the homeowner will have walked through the home with the Project Manager and have created and agreed to a “punch list.” All items needing repair will be repaired within two (2) weeks of the pre-closing walk-thru inspection. Within thirty (30) days of closing the homeowner may present a second “punch list” to SJCS for repairs. These items must be listed under the warrantable items section listed above. All major systems warranty requests need to be submitted directly to the contractor pertaining to the issue. As previously stated, a list of contractors that worked on the home with their specific trade will be provided to the homeowner at closing for their reference. Once the warranty request is received you will be contacted within

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three (3) business days. If the requested repairs are covered under warranty the work will be completed within thirty (30) business days. If you are having difficulty contacting or working with the contractor contact SJCS. Do not contact SJCS first. If you need repairs first contact the appropriate contractor listed for the major system that needs service. If you are unable to contact them reach out to your general contractor. As a last resort if you are unable to contact the specialty trade contractor and the general contractor please contact SJCS so that we may assist you. Once your warranty request has been received the repairs should be completed within thirty (30) days.