

Maynard Construction

Congratulations on your new home. We at Maynard Construction use top products and experienced craftsmen to build a quality home. Sometimes unfortunately defects can occur. We will summarize what qualifies as a warrantable defect and what qualifies as a homeowner maintenance item. After move-in / closing there is a one year warranty on the home with the original buyer. Deficiencies shall be sent in writing to:

**Maynard Construction
844 College ST.
Clarksville Tn. 37040**

Please provide a written letter with name, address, lot number, phone number, date of closing and the items to be addressed. Do not include home inspections from outside parties as they can be very long and include items for the homeowner only. You may put in writing a concern from the inspection just not the entire report.

After we receive your letter we will contact you within a reasonable time to schedule all repairs.

Emergencies

Ray Bates plumbing.....931-648-3546
J.B. Electric.....931-237-1818
Malugin heating.....931-320-0840
Maynard Construction...931-645-5335

1. Drywall. Sheetrock and drywall will sometimes develop nail pops or settlement cracks. Generally these are a normal part of the drying out process and are not defects however pops and cracks in excess of 1/8" will be repaired one time during the warranty period. Knicks and scratches are not a warrantable item. Homeowner maintenance: fill with spackle and paint. Paint is not under warranty. Touch up paint kit that was left in kitchen is for homeowner.

*Builder to fill and repair cracks in excess of 1/8". **Paint from Ferrell Calhoun.***

2. Wood. Caulk repair is not covered under our warranty. Interior and exterior wood trim may shrink and move, as a result from this caulking may crack. This is normal and not a builder deficiency. Homeowner: can caulk with latex or silicone for yearly maintenance.

Builder to repair if crack exceeds 3/8" or extreme warping occurs.

3. Concrete. Driveways, steps and walks can develop cracks that do not affect the structural integrity of the concrete itself. These cracks are caused by characteristics of the concrete itself and there is no method of eliminating them. Products that melts ice and snow may damage concrete. Homeowner: may seal to help protect.

4. Masonry. Masonry and mortar can develop cracks from shrinkage. This is normal and not a defect. Efflorescence is stain that may occur. This can be cleaned from the surface and is not a defect. Homeowner: may caulk or fill cracks and clean as needed. Builder to repair if crack is in excess 1/4".

5. Floors. Wood planks may separate due to heat and shrinkage. This is not a deficiency. This is normal and usually the crack will close back with the changing of temperature and seasons. Grout along tile may crack and is normal homeowner maintenance. Caulk with a quality product. Generally squeaks in floors are not defects and will appear and disappear over time with changes in weather and other influences. As such a squeak proof floor does not exist and squeaks are not warrantied. Homeowner: clean and maintain flooring. Wood floors that splinter can be touched up with color pen from a home improvement store.
Builder to inspect deficiency in flooring.

6. Lawn and shrubs. The builder accepts no responsibility for the grass or the shrubs after closing. The buyer must care for and water the plants for them to grow and live.
Homeowner..water, fertilize and care for yard.

7. Fences. These are constructed of pressure treated pine and subject to many exterior elements not in the builders control. Fences are not a warrantable item.

8. Decks. Exterior wood needs to be sanded and sealed by the homeowner within a reasonable time after move in to prevent cupping, bowing and warpage. Cracking in boards and some bowing is normal and only defects from workmanship will be a warrantable item.

9. Roofing and siding. Workmanship and materials are warrantable for one year. Damage from acts of nature are not covered. Homeowner to inspect periodically.

10. Countertops and cabinets. Alignment issues with drawers and doors are covered. Small chips, cracks and backsplash cracks are not covered and are normal periodic Homeowner maintenance items.

11. Electrical. Plugs ,switches and lights should work with normal usage. Improper wattage or tampering with an electrical system is not warrantable. Homeowner with an electric outlet not working should check reset on a gfci. i.e. garages, baths, kitchen and exterior.

12. Plumbing. Leaks and drips are covered. Stopped up toilets and drains are not covered. This will be a charge to homeowner if builders plumber repairs. Hoses need to be disconnected from exterior during cold weather. Cracks in pipes can occur from hoses being connected during cold spells.

13. Garage Doors. Garage doors are equipped with openers. If the garage door will not cycle down check that the eyes are aligned, no objects are blocking the door, the disengage rope is reset and the GFCI on the wall is reset. These are common problems that prevent the door from closing. Workmanship items are warrantable from Builder.

14. Gutters. Gutters may look crooked, this is normal installation to give it fall to drain properly. Homeowner clean gutters of leaves, bird nest ,toys etc. Cleaning gutters is not covered. *Builder* will cover drips in miters and improper installation.

15. Doors. *Builder*, Improper alignment of doors will be adjusted to properly close. Homeowner will be responsible for tightening of locks or imperfections in finish.

Consumer Products and Appliances

Kitchen appliances, water heaters, disposals, HVAC and other related items are not covered under our one year warranty unless the product was not installed properly. These products have their own warranty that can be addressed by submitting a claim directly to them.