Why We Offer a Builders Warranty

Whether you decide to build a completely custom home or purchase a spec home from us, we want you to feel you have made the right decision and protect your investment. Field Tree Construction has been building new residential construction for over 30 years and we pride ourselves on our attention to details, superior craftsmanship, and quality products. While our team includes some of the best in this industry, we understand the inevitable and want our customers to rest assured about their investment. This is why we offer a one-year builder warranty.

What is a Home Builder's Warranty?

⌂ A home builder's warranty covers the repair of structural components and materials used in the construction of a new home for one year after completion.

⌂ Home builders' warranties on new homes differ from a home warranty or homeowners insurance. For example, a home warranty covers everyday appliances and may even cover some structural components, like plumbing or roofs. On the other hand, homeowners insurance doesn't cover any repairs unless caused by weather or unexpected accidents.

⌂ After the builder's and manufacturer's coverage expires, you must pay to repair or replace these items—and find a contractor to do the work. Or you can get home warranty coverage, as many home-buyers do. A home warranty for new construction starts working in the second year when many other warranties end. It gives you a simple way to cover the costs and hassle of fixing many crucial home systems and appliances when they fail.

For More Information

For more info about our warranty program or if you have any questions, please email us at stacy@oostburgconcrete.com or give us a call!

Building Dreams, One Home at a Time!

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Field Tree Construction Builders Warranty







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How Does the Warranty Work?

Our warranty service is designed to accept written reports of non-emergency* items during your warranty period. This provides you with the maximum protection and allows us to operate efficiently, thereby providing faster service to all homeowners.

After closing, you may submit warranty requests and they should only be submitted in writing. Items not submitted in writing prior to your 1-year anniversary of occupancy will not be considered warrantable and will be your responsibility.

Once your warranty request is submitted, you will be notified that it was received. Work will then be assigned to the appropriate contractor to which you will also be notified of to whom it was assigned to and when it was assigned.

Items Covered Under 1 Year Builders Warranty:

- ⌂ Drywall cracks > six inches
- ⌂ Cosmetic defects (cosmetic defects must be noted prior to occupancy/during pre-occupancy walk-thru to be warrantable)
- ⌂ Door and cabinet adjustments
- ⌂ Improper window or door installation
- ⌂ Floor framing, columns, & beams
- ⌂ Warping of millwork or siding in compliance with MBA standards
- ⌂ Foundation and Flatwork cracks that exceed MBA standards
- ⌂ HVAC systems, ductwork, plumbing, and electrical work
- ⌂ Mechanical glitches
- ⌂ Roofing repairs
- ⌂ Septic System
- ⌂ Garage Doors
- ⌂ Masonry (1 Year from Installation Date)
- ⌂ Flatwork (1 Year from Installation Date)

This list is just a brief sample of items covered under Field Tree Construction Limited Warranty.

For more information about warrantable items, to determine whether an item is warrantable or a homeowner's maintenance item, or our policies regarding repairs, please contact the office.



Items NOT Covered Under 1 Year Builders Warranty:

- ⌂ Household Appliances
- ⌂ Landscaping, retaining walls, or fences
- ⌂ Small cracks in brick, tile, cement, or drywall
- ⌂ Fading of paint
- ⌂ Damage due to ordinary wear & tear or misuse ⌂ Components covered under a manufacturer's warranty
- ⌂ Dampness/condensation caused by failure of the homeowner to maintain adequate ventilation
- ⌂ Insect damage
- ⌂ Exterior Flatwork that has been damaged due to use of salt
- ⌂ Flatwork shrinkage cracks that do not exceed MBA standards

Disclosures:

*Emergency items are defined as total loss of heat, electric or water, plumbing leak requiring water supply to be shut off, or a gas leak.

** Additional manufacturer warranties may vary based upon builder or homeowner deciding to use a different manufacturer.

All warranty requests will be performed at the discretion of the builder/contractor.

Work performed by the homeowner or agents hired directly by the homeowner, during construction, will not be covered under Field Tree's Builder Warranty.

Work performed after occupancy by homeowner or agents hired directly by the homeowner, will void warranty obligations of that item from the builder.

The builder's one year warranty is not transferable to a new owner within the warranty period.