

CBC HOMES

EMERGENCY CONTACT LIST

Please call vendors direct if it is an emergency. If no response from vendor, contact owner/project manager Vicky Banes ASAP: (319) 533-0408. Always take pictures if possible and send as its easier for us to then see what needs addressed. This also allows us to come prepared.

VENDORS

Electrical

Sherwood Electric (319) 533-0157

Plumbing

5 Star Plumbing (319) 310-9467

Heating/Cooling

Harris Heating & Cooling (319) 929-3652

Concrete

SCC of Iowa (319) 533-3728

Landscaping

Limitless Landscape (319) 777-9965

Roofing

Hart Construction (319) 202-2647

Windows/Doors

Atkins Lumber (319) 446-7654

Garage Doors

Ollinger (319) 223-5707

CBC HOMES INC. LIMITED WARRANTY

Experienced tradesmen, under the supervision of CBC Homes Inc. personnel, have constructed your new home in accordance with modern home-building practices and approved by the appropriate governmental agencies and lending institutions.

To ensure you are completely satisfied with CBC Homes Inc., we warrant the home will be free of structural and non-structural defects for a period of one (1) year from the date of closing.

We allow our subcontractors a period of 3 to 4 weeks for repairs that are not considered to be an emergency. Occasionally, due to circumstances beyond our control, this process may take more time. However, if the work is not performed within a four (4)-week period, then give us a follow-up call and we will check on it immediately.

NON-STRUCTURAL DEFECTS

CBC Homes Inc. will make minor repairs, such as paint touch-up after repairs, leaking faucets, door-sticking, grout cracks, weather-stripping adjustment, one time during the one (1)-year period from the date of closing. After the one (1)-year period, the items noted above, plus normal paint weathering and minor drywall, masonry, stucco, and concrete cracking are no longer covered under this warranty.

This service warranty does not cover items that, in the judgment of CBC Homes Inc. have suffered misuse, abuse or neglect, nor does it cover normal maintenance items such as light bulbs, faucet washers, furnace/refrigerator filters etc.

Some items in every home are easily damaged, especially during the move-in period. Because of this, it is crucial that builder and buyer produce a thorough listing of items on the final walk-through. Items not noted will not be covered.

MAJOR STRUCTURAL DEFECTS

CBC Homes Inc. will make repairs for a period of one (1) year, such as major structural defects, only when the problem is due to defective workmanship or materials and not when caused by other factors.

Warranties on items such as air conditioners, hot water heaters, heating units, appliances and plumbing fixtures are solely those of the original manufacturers. Storm damage is specifically excluded from this warranty and should be taken up with the homeowner's insurance company.

COUNTERTOPS

The countertops in your home may be constructed of granite, quartz, or cultured marble. Any scratches, chips, cracks, flaws, or other damage must be specifically noted on the final "walk-through inspection report" to be covered by the limited warranty.

CONCRETE/MASONRY/DRIVEWAYS

CBC Homes Inc. warrants all block, brick, stone, and concrete in your home against substantial defects for one (1) year. "Substantial defects" are defined as cracks in the home and garage slabs, driveways, walks and other masonry which significantly interrupt the surface, or which reduce the required structural strength of the part.

The warranty does not cover minor cracks, which are normal in this area due to extremes in temperature and moisture. Nor will it cover any salt damage done in winter months. WE ADVISE NEVER PUTTING SALT ON CONCRETE!

DOORS

Your home comes with a variety of doors that are subject to expansion and contraction with changes in heat and humidity. This can result in warping and sticking. This is considered normal and may correct on its own as conditions improve. You should allow your home to go through at least one dry and one damp season before you make any permanent changes. Sticking, adjusting of the doors or hardware will be repaired for one (1) year.

DRYWALL

The walls in your new home are constructed of wood and other materials that are subject to normal expansion/contraction and warping/twisting. Hairline drywall cracks are a normal occurrence and are considered homeowner maintenance. Drywall screw pops are also normal and can occur with settling/contraction/expansion.

CBC Homes Inc. will repair any serious drywall cracks in the (1)-year period.

We will touch-up paint after the repairs have been made. Since paint changes color as it seasons, we cannot guarantee that the color will be a perfect match.

ELECTRICAL

CBC Homes Inc. warrants materials and workmanship for the period of one (1) year on the electrical system, including all wiring, connections, fixtures provided by the electrician and electrical breakers & boxes.

We do not cover light fixtures, bulbs, or damage due to homeowner neglect or modifications.

GARAGE DOOR

Your garage-door warranty consists of two parts: the structure of the door and the proper mechanical operations as installed for one (1) year. The installation of a garage door opener other than the one provided will void any applicable garage-door warranty.

GRADING

Each site is graded in accordance with the city- or county-approved specifications designed to provide proper drainage and/or water detention. Your lot has been graded to drain water away from your home. Failure to maintain the established grade may result in damage to your home.

Any walls, walks, driveways, foundation or floor cracks, floor heaving, floor dropping, or flooding resulting from homeowner changes in the grade or ground-absorption capabilities are excluded from this warranty and are at the owner's expense.

Because severe problems can occur if water penetrates under the bottom of the concrete footings, be sure to provide sufficient drainage away from the home to avoid oversaturation of the ground.

FIREPLACES

Fireplace units installed in our homes are covered under our one (1) year. Any concerns or issues please reach out to our HVAC installer.

LANDSCAPE

There is no warranty on tree or landscaping,

The lawn becomes the owner's responsibility on the date of closing or home habitation. Frequent, daily, watering may be required if rainfall is insufficient. You will want your lawn to get a good soaking, not just a surface application. When watering your new lawn, do not allow sprinklers to spray against the exterior walls of your new home, which can cause discoloration, wall buckling and interior flooding regardless of whether the wall is masonry or wood. No warranty on washed out of seed due to heavy rain.

PAINT

The interior of your home has been painted with a standard eggshell paint. Harsh cleaners and scrubbing will remove the paint. CBC Homes Inc. only will repaint areas when the paint problem is the result of improper application or faulty materials.

There will be variations in color in all manufactured products. Although we make every effort to provide consistent color, at times the variances may be noticeable. Exposure to the sun and water will alter the color more rapidly. These variations may be especially noticeable where a repair has been made.

PLUMBING

Your plumbing system features modern designs and materials. CBC Homes Inc. warrants the structural components of the plumbing system for one (1) year on fixtures, angle stops, leaking or dripping faucets. The plumbing fixtures installed in your home are protected by the manufacturer's warranty. Fixtures selected through Winsupply, Ferguson, or Plumb Supply will be covered within the one (1) year. Any gas related issues (range, furnace, water heater, dryer, fireplace, garage heater) with the piping will also fall under the one (1) year warranty.

We recommend not putting any type of chemicals in your toilets or drains as they can cause damage to the working parts and could create leaking or overflow. Any chemicals that are used will void your toilets' manufacturer's warranty. We also advise not putting large food scrapes down your kitchen sink as garbage disposals & plumbing pipes can become clogged due to buildup. Water softeners are recommended if you have hard water as no softener can cause plumbing items to need replacement sooner than need be. We recommend always having your water evaluated as its free of charge. We recommend Culligan (319) 560-4222.... Josh will take great care of you!

ROOFING

CBC Homes Inc. warrants the roof and flashing will be free from defects and/or leaks for a period of one (1) year, and the materials per manufacturers' warranties.

CBC Homes Inc. home warranty does not cover defects that occur due to acts or circumstances beyond its control. An example would be damage caused by the

homeowner's decision to attach an external antenna, satellite dish or other structure; damage to the roof by winds that are more than normal for the area; or by blowing or falling objects.

TILE/LVP/HARDWOOD FLOORING

Expansion and contraction may cause hairline cracks to appear, which can be transmitted through the tile, grout lines, or the vinyl surface. Control joints are placed in engineered areas to absorb the movement in non-standard areas, reducing the incidence of cracks in the concrete below the tile or vinyl. Gapping is also common in floating surfaces when the expansion & contraction occur during extreme cold & hot weather. To help prevent this it is recommended you use a humidifier in the winter and dehumidifier in the summer to keep indoor humidity levels between 40-50%. It is also recommended you avoid excessive water usage in these areas as moisture from water seeping underneath can cause significant gapping, raising, and or buckling. Grouted surfaces should be sealed once a year to help protect it from stains and deterioration. **HARSH OR ACIDIC CLEANERS ARE NEVER RECOMMENDED & WILL VOID WARRENTY!**