



Noble Renovation's Limited Warranty Coverage

Major Home Improvements

Structural changes or new additions to the residential building, for a-

1 year Warranty period, the Home improvement performed by Noble Renovation shall be free from defects caused by faulty workmanship and defective materials due to non-compliance with building standards/applicable building codes; and

5 year Warranty period, the home improvement shall be free from major construction defects in the foundation and related structural components.

2 year Warranty provided on all New Plumbing, New Electrical, and or New HVAC system(s) installed by Noble Renovation. The parts and/or systems shall be free from defects, caused by faulty installation of the system or systems. (Manufacture equipment, parts and labor warranties may apply). If the manufacture warranty exceeds Noble Renovation's coverage, the manufacture must be contacted directly. If the part was purchased directly by the homeowner and installed by Noble Renovation the homeowner shall work directly with the manufacture for reimbursements exchanges etc.

For any other **home improvement work** not covered by paragraphs 1 and 2 above, Noble Renovation warrants for **1 year**, the home improvement shall be free from defects caused by faulty installation of the system or systems. Homeowner is advised that a few sheetrock shrinkage cracks are "normal" events in the first year post construction.

The warranty periods commence **upon completion** of the home improvement. The warranty period shall not be renewed or extended if the Noble Renovation performs correction work required by the Warranty.

Transferability

These warranties are extended to the current owner of the home and are automatically transferred to the new owner when the current owner sells the home.

Waiver and Modification

These warranties cannot be waived or modified by contract or otherwise, by either party. Any agreement which attempts to waive or modify the warranty shall be void.

Remedies

Upon breach of any home improvement warranty, the Owner shall have a cause of action against Noble Renovation for damages arising out of the breach, or for specific performance. Damages shall be limited to the amount necessary to remedy the defect, or breach.

Notice You Must Give

If you discover a defect in Noble Renovation's work which you believe is covered under the limited warranty, notify Noble Renovation in writing **immediately**. If the homeowner fails to notify Noble Renovation in writing within six months after discovery of the defect (or should have discovered) Noble Renovation obligation to correct the defect is exempt. Water damage is extremely important to report.

Exclusions From Coverage

Noble Renovation is not liable for any of the following loss or damage that might occur to the home improvement:

1. Loss or damage not reported by the owner, **in writing** within six months after the owner discovered the loss or damage.
2. Defects in design, installation or materials which the owner supplied, installed or had installed under his direction.
3. Secondary loss or damage such as [personal injury](#) or property damage.
4. Normal wear and tear.
5. Shrinkage due to the "drying out" of the improvement after construction, within tolerances of building standards.
6. Dampness and condensation due to insufficient ventilation after occupancy.
7. Negligence, or improper maintenance or alteration by parties other than what was performed by Noble Renovation.
8. Changes or alterations by parties other than Noble Renovation or their subcontractors in the grading of the ground.
9. Landscaping or insect damage.
10. Owner's failure to keep and maintain the improvement in good repair and condition.
11. Owner's failure to take timely action to minimize damages whenever feasible.
12. Loss or damage which occurs after the improvement is no longer used primarily as a residence.
13. Accidental loss or damage including, but not limited to fire, explosion, smoke, water escape, windstorm, hail or lightning, falling trees, aircraft and vehicles, floods and earthquake.
14. Soil conditions where construction is done upon Owner's land and obtained by him from a source independent of the Remodeler.
15. Damage due to defects in existing structure or systems which is not caused by the home improvement.
16. The home improvement warranties do not include products or materials installed that are already covered by implied or written warranty.
17. The home improvement warranties cover residential buildings but do not include swimming pools or other recreational facilities detached garages, driveways, walkways, patios, boundary walls, retaining walls not necessary for the structural stability of the building, landscaping, fences, nonpermanent construction materials, off-site improvements, and **all** other similar items.