



RESIDENTIAL WARRANTY GUIDE

EFFECTIVE 11/15/19



Final Payment & Move In:

Clients are contractually obligated to be paid in full before Steege Construction will permit move in. No furniture or belongings are allowed to be moved in without prior approval from Steege Construction. If payment has not been received, Steege Construction will keep the house under lock and key until payment has been processed. *If Steege Construction has remaining items that are not completed on the projected move in date (discussed between client and Steege Construction), the ratio of dollars to work not completed will not be required to be paid in full. Full payment on remaining items is required within one week after completion.* Clients will be required to make arrangements between the bank ahead of time and plan accordingly to get final payment by move in date. It is not Steege Construction's responsibility to make those arrangements. Steege Construction will get any necessary documents ready for the client **as they request** in order to get final payment in time.

*Contingent on specific scenarios of financing.

Concrete:

Cracking:

Concrete Cracks are a natural consequence of exposure to the elements, and the curing process. There is no way to prevent or predict when and where a concrete slab may crack, and there is no minimum grace period or time limitation, a crack may appear within a day of a slab hardening, or after decades of the concrete slab being poured. Concrete cracking is a natural consequence therefore, minimizing the impact of the cracking is important.

We ensure that every slab we pour:

- begins on a firm, compacted base
- steel reinforcement is appropriately gauged for the intended use
- is poured with concrete mixed to the correct strength for the intended use
- has enough depth of concrete to support the intended use

A crack is a surface blemish only, it does not compromise the originally intended function, shape, or grade of the slab. Cracks are unavoidable and are not covered by this warranty.

A break is identified by a crack that has either opened into a significant void of 1/4 inch or more, or that is accompanied by either vertical or horizontal shifting. If natural wear and tear and exposure is able to exploit a crack into a break that is a symptom of a potentially defective product.

In the event the customer feels the product may be defective, our Project Manager or General Contractor will review the proposed work in question. If it is determined there is an issue that needs to be addressed, Steege Construction will address the issue. A potentially defective product does not ultimately mean the concrete will need to be replaced. Certain methods such as caulking potential defective areas may be necessary.

It is our guarantee that if the customer encounters a potentially defective product, we will work with the homeowner to effectively address the potential issue.

Surfaces:

While concrete is a long-lasting product, it is not without defects. Iowa's

ever-changing weather, heavy vehicle traffic, and harsh sunlight, can all cause wear and tear on concrete. If there are a few areas of popping or flaking, it is not uncommon and won't be covered by Steege Construction.

Product Warranties:

Steege Construction will apply the same warranties the suppliers and manufacturers do on their products. All fading, squeaking, color variation, color changes, etc. of products will be warranted in the same way the suppliers and manufactures do. Steege Construction will do their best to inform clients of warranty issues pertinent to each project, but it is ultimately the client's responsibility to ask questions, or perform the necessary research on a product being used.

Quality of Products:

Due to the ever changing construction industry, and the fast pace expectations, products are not made the same way as in previous decades. This is due to the trees being harvested younger, and because there is less time between harvest and when the end user gets the product. All wood and lumber products use pass manufacturer's tolerances. However, there may be some wood used that doesn't meet client's expectations. It is Steege Construction's right to use the quality of materials that they deem necessary to complete a project.

Joint Fracture:

Because wood is a product which is in a constant state of expansion and contraction, hairline fractures will very

soon be noticeable at the joints. These will not weaken the finish, but they will be visible.

Glazing:

Glaze is a transparent finish material applied over the sealer which tones the overall appearance and highlights profiles and recessed areas creating an "antique" or "aged" look. This additional finishing step emphasizes joints, character marks and grain areas. A protective top coat is applied over the glaze, which adds depth to the finish. Natural variations will be apparent on individual parts and within jobs.

Shrinking & Swelling:

Shrinking and swelling occurs as wood changes moisture content in response to daily (as well as seasonal) changes in the relative humidity of the environment to which the wood is exposed. When the air is humid, wood absorbs moisture and swells; when the air is dry, wood loses moisture and shrinks. This is a fundamental law of nature and is NOT a defect in materials or workmanship by the cabinet suppliers. Wood that swells and rub; center panels of doors that shrink and expose pre-stained areas; and miters that either open to the outside or widen on the inside at the joint are all examples of wood movement due to the client's environment. These effects should be minimized by maintaining a moisture content in the home (or, where the cabinets are being stored) between 30 and 40% relative humidity (temperature between 50 and 80 degrees.)

Wood Variations:

Some trees vary in color shades of white, pink, green, gray, and black. Some have even grain patterns; others can be quite wild. Some have worm tracks and pitch marks and mineral streaks. Some absorb stain readily; others practically refuse to absorb. Some tend to get darker and some considerably darker (especially Cherry) as time passes.

Most combinations of woods and finishes are commonly seen, thus the final look is no surprise. There are a few combinations which are rarely seen that most people may be surprised by the aforementioned combination of independent characteristics and their effect on the visual appearance of the final wood project.

Rustic Woods:

The following are all natural characteristics of rustic woods: solid wood will have character marks such as large knots and wane. Other characteristics include: small pin knots, bird pecks, worm tracks, mineral stain, irregular figures in the grain, cracks that do not hurt the strength of the part, sap wood, and cherry pitch marks.

Painted Trim & Doors:

To follow the above statement on shrinking and swelling: painted trim and doors have the same effects. At the change of seasons, the wood may pull away from the wall as it is shrinking or expanding. Being that painted trim is finished at the painter's shop, installed, and then caulked

with a finish coat, this shrinking or expanding may cause the caulk to crack. This is not an installation error or product defect. Steege Construction will not be responsible for such cracking.

Drywall:

Minor cosmetic imperfections occur as a home settles and do not necessarily indicate that there are any major problems. In fact, as your home settles, it is very common for hairline cracks and nail pops to appear on both the interior and exterior walls. These are normal and are caused by the natural expansion and contraction of the materials in your home. A nail pop is what happens when wall studs and drywall contract, causing the nail to pop out from the surface. This is not a structural problem, it is purely cosmetic. Addressing drywall cracks and nail pops should be incorporated into your ongoing home maintenance plan, and unless deemed necessary by Steege Construction, will not be warranted.

“Standards”:

With the vast amount and types of products available within the construction industry, many products are available at a reasonable price; however, they still might not be made to an individual's specifications. Anything can be done for a price, but without the specification from the client, Steege Construction may be using “standards” created by the experience of our staff. Steege Construction is not responsible for mentioning products that are not our “standards”, and will not be held responsible for specific options that were not clearly called out.

Miscellaneous Category in Bid:

The miscellaneous category in Steege Construction's residential bid encompasses a few different areas that do not fit in a specific category. The following are a part of that category, but these do not limit what could be subject to addition.

Permit:

If the project is located in a county that requires a permit, Steege Construction will be obligated to submit said permit and permit fees. The fees are reflected based on the size and financial amount of the project. Certain counties follow stricter codes and Steege Construction will be required to follow the specific counties codes to ensure occupancy.

Construction Plans:

Construction plans will be needed to build new homes and addition projects. This is an expense covered in the miscellaneous category. These plans can come from two different sources, dependent on which Steege Construction seems to fit the project best.

Disposal:

Dumpsters will be kept on site for both remodels and new construction. It is the client's responsibility to let Steege Construction know if there is a particular place the receptacle needs to be set. Otherwise, Steege Construction will use their best judgement for what works with sub-contractor preferences, and the city.

Receptacle/Port-A- Potty:

Receptacles will be kept on site for the duration of the new construction project. This cost is shown within the miscellaneous category.

Cleaning Service:

Towards the end of a project, a cleaning service will be provided. For new home construction, the cleaning service will come in 2-3 times as the project is wrapping up. While this service cleans windows, cabinets, flooring, plumbing fixtures and other miscellaneous areas, it will not be a perfect run through. With new construction especially, dust and dirt will settle after clients move in. We do our best to get the home move in ready, but do not guarantee it is up to the homeowner's expectations of "clean."

Acceptance of Warranty:

By signing and accepting the bid attached from Steege Construction, I hereby agree and accept the warranty stated above.