



Emerson Treffer <etrefferproinspects@gmail.com>

# Is Your 11-Month Home Warranty Inspection Due?

1 message

**Pro Inspection Services, Inc.** <etrefferprohomeinspect@gmail.com>

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Reply-To: etrefferprohomeinspect@gmail.com

To: etrefferproinspects@gmail.com



## Is Your 11-Month Home Warranty Inspection Due?

### Do You Understand The Builder's Warranty and What It Covers?

**Most builders offer a one-year warranty on their new construction homes. They are well aware that problems can arise over the 11 months after settlement.**

**Most home warranty programs are different. Thus, you should read the entire document and understand your rights. A home warranty should cover the cost of materials and labor. Typically, the warranty will cover such items as:**

- **Foundation**
- **Plumbing**
- **Interior and Exterior Walls**
- **Flooring**
- **Doors**
- **Drywall**

- **Garage doors**
- **Windows**
- **Utility Connections and Adequacy**
- **HVAC systems**
- **Insulation**
- **Thermal and moisture issues**

## What Is Not Covered

You, as the buyer, should also know “What Is Not Covered”! Common exclusions are:

- **Owner Neglect**: Homeowners should and are expected to maintain their homes. Ask your builder for a list of what you (as the homeowner) are required to maintain.
- **Damage Caused by an Act of God**: This type of damage caused by flooding, hurricanes, high wind, hail are normally not included in your warranty.
- **Normal Wear and Tear Items**: Items that are the result of normal occupancy issues are not covered. Damage by your pet is not a warranty issue.
- **Foundation Issues**: Some settlement is normal. Excessive settlement or excessive cracking of the foundation and/or poured concrete slab should be further investigated. A civil engineer (PE) may be needed.
- **Home Appliances**: Kitchen appliances are generally not covered by the builder. However, the manufacturer may correct a defective appliance if it is properly registered or on a recall list.

## Your Warranty Dates Are Important

Read the fine print of home warranty. Some warranties also have sections of coverage that last only one year. Some may cover certain items for two or more years. These are often on major mechanical systems, including things like: HVAC, Plumbing, Electrical, Roof, etc.

## Most Important

Does your warranty cover structural defects, etc. Your state may have laws requiring minimum warranty coverage and there may also be other local county requirements. First, call your builder when problems arise during the 11 months after settlement. Document your repair issues or problems with photographs, repair invoices, and letters and emails to your builder.

## What You Need to Do

You should have a complete home inspection completed on or before the 11th month. This report should be forwarded to your builder. We recommend emailing a copy and also sending a complete copy via Certified Mail Return Receipt. By completing these two steps you have put your builder on notice that you have a claim for warranty work.

Call Pro Inspection Services for your 11<sup>th</sup> Month Complete Home Inspection

Call or email Emerson Treffer at 843-421-1718 - [etrefferproinspects@gmail.com](mailto:etrefferproinspects@gmail.com)

Call or email Emerson Treffer, CPI  
(C) 843-421-1718 [etrefferproinspects@gmail.com](mailto:etrefferproinspects@gmail.com)

### CONTACT US:

**Pro Inspection Services, Inc.**  
**formerly known as Pro Home Inspection Services, Inc.**

[43 Aberdeen Way, Pawleys Island, 29585](#)

843-421-1718 (cell)

843-314-0153 (office)

[etrefferproinspects@gmail.com](mailto:etrefferproinspects@gmail.com)

[www.proinspectionsservicesinc.com](http://www.proinspectionsservicesinc.com)

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PRO INSPECTION SERVICES, INC. | [43 ABERDEEN WAY, PAWLEYS ISLAND, SC 29585](#)

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