

# Woodstock Mountain Homes, Inc.

New Home Limited Warranty  
Including Six-year Major Structural Defect Coverage  
Woodstock Mountain Homes, Inc.

The following pages set forth the warranties, which Woodstock Mountain Homes, Inc provides at no extra cost to you in connection with the purchase of your new home. Please read the warranty and comply with the procedures set forth in the event the need to make a claim should arise

NAME OF PURCHASER (S): \_\_\_\_\_

ADDRESS OF PURCHASER (S) \_\_\_\_\_

ADDRESS OF HOME WARRANTED: \_\_\_\_\_

NAME OF CONTRACTOR PROVIDING  
THIS WARRANTEE: Woodstock Mountain Homes, Inc

ADDRESS OF CONTRACTOR: PO Box 47, Mount Tremper, NY. 12457

WARRANTEE DATE: \_\_\_\_\_  
(The date the purchaser occupies the home or receives the Deed from the contractor,  
whichever is first)

CONTRACTOR'S LIMIT OF TOTAL LIABILITY \_\_\_\_\_

DEDUCTIBLE PROVISION  
ON SIX YEAR MAJOR  
STRUCTURAL COVERAGE: Year 1: No deductible  
Year 2-6: \$250 Deductible for each claim submitted

# Woodstock Mountain Homes, Inc.

## Woodstock Mountain Homes Inc. LIMITED WARRANTY

- 1) To whom given. This Limited Warranty is extended to the original purchaser named on page 1, while the purchaser owns the home. It does not extend to subsequent owners of the home, other persons, mortgages in possession or any other third party.
- 2) By whom made. This limited Warranty is made exclusively by the Contractor whose name and address appears on Page 1.
- 3) Final Inspections of the Home. Before the purchaser moves into the home or accepts the deed, the contractor will set up an appointment for the homeowner's orientation and final inspection of the home with the purchaser. The purpose of this final inspection is to discover any defects or flaws of a visible or obvious nature, such as mars, chips, dents, cracks or scratches that may have occurred during the final stage of finishing the home, or any unfinished work caused by back-orders beyond the Contractor's control. The contractor may also point out other defects known to have occurred during the construction process and that remain uncorrected at the time of inspection.

All defects or flaws on final inspection of the home will be itemized on the Homeowner Orientation Sheet and will be corrected with a reasonable time by the Contractor. The homeowner Orientation sheet will be signed by the purchaser and the Contractor before occupancy of the home or transfer of the deed.

When the purchaser moves into the home or accepts the deed the Contractor's liability is limited to:

- a) Completion of items shown and as provided for on the Homeowner Orientation Sheet.
- b) Performance of warranty obligations under the provisions of this limited warranty as listed below. The purpose of the limited warranty is to identify the Contractor's responsibilities for construction defects of a latent or hidden kind that would not have been found or disclosed on final inspection of the home.
- 4) Limited Warranty. This warranty excludes all other warranties on the construction and sale of the home and its components, both express and implied. There are no warrantees, which extend beyond the face hereof.
- 5) Warranty Coverage Period. The warranty period for all coverage begins on the warrantee Date shown on page 1. (This Warrantee Date is the date that the purchaser, or member of the purchaser's family, takes title to the home or any person begins residential occupancy of the Home, whichever date is earlier) It ends at the expiration of the coverage shown below:

FIRST YEAR BASIC COVERAGE: for one year from the warrantee date, the home will be free from latent defects that constitute:

- (a) defective workmanship performed by the contractor, an agent of the contractor, or sub-contractor of the Contractor
- (b) defective materials provided by the Contractor, an agent of the contractor or subcontractor; or
- (c) defective design, provided by an architect, engineer, surveyor or other design professional engaged solely by the Contractor.
- (d) Workmanship, materials and designs will be considered to be defective if they fail to meet or exceed the relevant standards and specifications of the New York State Uniform Fire prevention and Building Code or if they fail to meet the Accepted Standards which are attached to this Limited Warranty.

TWO YEAR MAJOR SYSTEM COVERAGE: for two years from the Warranty Date, the plumbing, electrical, heating, cooling and ventilation systems of the home which have been installed by the Contractor are warranted to be free from latent defects and constitute defective installation by the Contractor or Subcontractor to the Contractor

# Woodstock Mountain Homes, Inc.

## Woodstock Mountain Homes, Inc. NOTICE OF WARRANTY CLAIM FORM

To ask the Contractor to correct a defect in your Home that you think is covered by the Contractor's Limited Warrantee; you must complete this form and deliver it to the Contractor. This is necessary to preserve your rights to warranty performance under this limited warranty. Even if you believe the Contractor is aware of the problem, fill out this form and deliver it to the Contractor.

The Information you will need to fill out this form will be on Page 1 of the Limited Warrantee. However if you do not know the answers to any questions, write "Not Sure" Please do not leave any question blank.

Your name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Warrantee date: \_\_\_\_\_

(The Warrantee Date is the date the home was first occupied or the date the deed was delivered to you, whichever is earlier)

Describe the defect (s), which you think are covered by the Limited Warrantee. Be sure to include when each defect first occurred or when you first noticed it. Use additional sheets, as necessary, to fully describe the problem:

\_\_\_\_\_

(Signature of Homeowner)

\_\_\_\_\_

(Date)

\_\_\_\_\_

(Signature of Homeowner)

\_\_\_\_\_

(Date)