

Why We Offer a New Home Warranty

Whether you decide to build a completely custom home or purchase a spec home from us, we want you to feel you have made the right decision and protect your investment. Newport Builders, Inc., has been building new residential construction for over 25 years and pride ourselves on our attention to details, quality workmanship and products. While our team has collectively over 100 years of experience in this industry, we understand the inevitable and want our customers to rest assured about their investment. This is why we offer a one-year home warranty protection program.

🏠 Homeowner peace of mind

🏠 Being realistic

Despite quality control check points and having a general manager; a project that involves 50 contractors, there are possibilities for error, but rest assured, it will be resolved.

🏠 Natural & expected occurrences

A new home is filled with natural materials that are at Mother Nature's mercy. For example, the fresh/new lumber has a high moisture content and will contract and expand significantly in the first year after your home is built. In addition, your home will be drying and settling in this first year and we will be there to correct and adjust the materials most affected.

For More Information

For more info about our warranty program or if you have any questions, please visit our website under the warranty tab, email us at warranty@newport-builders.com or give us a call!

*Building high quality and remarkable homes
for all of your
life's seasons.*

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Newport Builders, Inc. Warranty Program



How Does this Program Work?

Our warranty service system is designed to accept written reports of non-emergency* items twice during your warranty period. This provides you with the maximum protection and allows us to operate efficiently, thereby providing faster service to all homeowners.

At closing, you will receive a 3-month checkpoint form and a 9-month checkpoint form. These forms should be used as a running list of requests and submitted at the corresponding time after occupancy. Warranty requests should only be submitted in writing. Items not submitted in writing prior to your 1-year anniversary of occupancy will not be considered warrantable and will be your responsibility.

Once your warranty request is submitted, you will be notified that it was received. Work will then be assigned to the appropriate contractor to which you will also be notified of to whom it was assigned to and when it was assigned. The contractors will then contact you directly to schedule the repair.

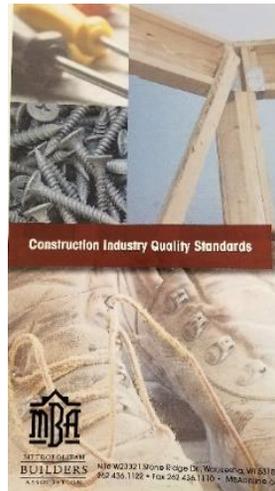
Our criteria for qualifying warranty repairs are based on typical practices, as well as the "Construction Industry Quality Standards" manual written by the Metropolitan Builders Association of Greater Milwaukee.

Sample of Warranty Items

- ⊞ Drywall cracks
- ⊞ Door and cabinet adjustments
- ⊞ Cosmetic defects (cosmetic defects must be noted prior to occupancy/during pre-occupancy walk-thru)
- ⊞ Touch up caulk
- ⊞ Warping of millwork in compliance with industry standards
- ⊞ Repairs due to the effects of expansion and contraction
- ⊞ Foundation cracks in compliance with industry standards
- ⊞ Mechanical glitches

This list is just a brief sample of items covered under Newport Builders, Inc. Limited Warranty Program.

For more information about warrantable items, to determine whether an item is warrantable or a homeowner's maintenance item, or our policies regarding repairs, please check your homeowner's manual, visit our website or contact the office.



Additional Manufacturer Warranties

- ⊞ 2-year foundation warranty
- ⊞ 10-year HVAC warranty on parts
- ⊞ Limited warranty on shingles
- ⊞ Lifetime limited on Alliance windows



Disclosures

*Emergency items are defined as total loss of heat, electric or water, plumbing leak requiring water supply to be shut off, or a gas leak.

** Additional manufacturer warranties may vary based upon builder or homeowner deciding to use a different manufacturer.

All warranty requests will be performed at the discretion of the builder/contractor.

Work performed by the homeowner or agents hired directly by the homeowner, during construction, will not be covered under the Newport's warranty program.

Work performed after occupancy by homeowner or agents hired directly by the homeowner, will void warranty obligations of that item from the builder.