

Eagle Estates, LLC
P.O. Box 50730
Casper, WY 82605
(307) 472-2908

HOMEOWNERS WARRANTY

DATE:

ISSUED TO:

Capri Homes, LLC, Builder, and its equipment suppliers warrant your home and its equipment against defective materials and workmanship for a period of one (1) year following closing. This warranty does not cover ordinary wear and tear, abuse, neglect or general maintenance connected with home ownership. This Homeowner's Service Policy is non-transferable. Any obligation under it terminates if the property is resold or shall cease to be occupied by the homeowner to whom it is originally issued. This policy does not extend beyond the product warranty or manufactures warranty.

The following conditions and procedures are outlined for your information and guidance to insure an orderly and systematic handling of each service request. Your cooperation and compliance with these procedures is required.

SERVICE PROCEDURES

1. MOVE-IN INSPECTION:

Before the closing of your home you inspected it for defects with a representative of Capri Homes, LLC. These items should be repaired within thirty (30) days of the time this office receives your new phone number. Your phone number is a necessity in arranging appointments to make repairs.

2. THIRTY DAY "BREAK-IN" PERIOD:

During the first thirty (30) days after the date of your move-in (or closing), you may note minor omissions or malfunctions not noted in your move-in inspection, such as missing equipment or hardware, sticking drawers and doors, doors not latching, etc. To the extent that such items are the normal builder responsibility, corrections or adjustments will be made. We request that you phone our office to make an appointment for a 30-day walk-through with our representative.

Maintain a list of such items as each comes to your attention. Our representative will go over these on the walk-through no earlier than thirty (30) days nor later than sixty (60) days after move in. All items described as the responsibility of Capri Homes, LLC, will be scheduled for correction at the earliest possible date. The completion of the "thirty day" items will constitute completion of your home.

3. ONE-YEAR WARRANTY PERIOD:

During the remainder of your one-year warranty period, you may notice latent defects not apparent during the "thirty-day break-in period". Normal characteristic behavior of building material, wear and tear, general maintenance, and like items will not constitute a latent defect.

Maintain a list of such items as each comes to your attention and submit a written, signed letter to Capri Homes, LLC. All items determined as the responsibility of Capri Homes, LLC, will be scheduled for correction at the earliest possible date.

4. EMERGENCY SERVICE:

Attached is a list of the subcontractors used in the construction of your home. In the case of an emergency, feel free to contact them directly. If you do not get the service you desire, please contact Capri Homes, LLC.

By signing below, I/We acknowledge receiving a copy of this form and have read and understand the information contained therein.

Sincerely, .

Dena Cole, ACP, CLA
Capri Homes, LLC - Agent

X _____
Buyer

Date

EAGLE ESTATES AT EVANSVILLE
Capri Homes, LLC
P.O. Box 50730
Casper, WY 82605
(307) 472-2908

NON-WARRANTY CONDITIONS

1. CRACKS:
 - A. Concrete – Patios, walks, drives can develop cracks due to their character of expanding and contracting or that of the soil on which they were laid. There is no known method of eliminating this condition.
 - B. Mortar – Cracks can develop in the mortar used in bonding bricks together. This is a normal condition due to the shrinkage in either the mortar or the brick.
 - C. Wood – Shrinkage cracks and beam twisting can appear during the “drying out” process of your home. This is a normal characteristic of wood and cannot be prevented.
2. FLOOR SQUEAKS: Extensive research and writing on this subject concludes that much has been tried but little can be done about floor squeaks. Generally these appear and disappear with the changes in weather conditions.
3. OIL SPOTS ON MARBLE OR TILE: These materials are soft and will absorb oil if it is allowed to stand and penetrate. The best protection is regular cleaning and care.
4. BRICK DISCOLORATION: Brick may discolor due to the elements, rain run-off, weathering or its innate materials. Should this occur, it may be cleaned with a recommended cleaner. Should you desire to clean your brick, please check with the supplier first as to what kind of cleaner should be used for your particular color and type of brick.
5. NON-UNIFORMITY OR APPEARANCE OF BRICK.
6. BROKEN OR SCRATCHED GLASS AND BENT SCREENS not shown on move-in inspection.
7. SCRATCHED OR DENTED WINDOW FRAMES.
8. MIRROR DEFECTS: Top quality mirrors have been used. Possible defects such as waves in glass, scratched or silvering failure would have been obvious on your pre-move-in inspection. Mirror silvering can be affected by oil particles. Take care not to touch the silver with cleaning compounds or oil.
9. STAINED WOOD: Wood cabinets, paneling and doors all have variations in wood grains and color. These variations cannot be controlled.
10. PAINT: High quality paint has been used internally and externally on your home. It has been properly primed and finished. Color fastness under conditions of exposure to extreme sun and weather conditions cannot be maintained, although wood surfaces will still have protection of paint. Cracks and peeling are common items due to causes other than the paint or its application (e.g. allowing lawn

sprinklers to hit painted areas will greatly reduce the life expectancy of the painted areas involved, not keeping painted surfaces clean thereby adding to growth of fungi, etc.).

11. DOORS expand and contract due to weather conditions evaporative cooling. This may result in sticking doors. This is a normal characteristic of wood and cannot be prevented.
12. CHIPS, SCRATCHES, OR MARS in tile, doors, cabinets, woodwork, walls, porcelain, bricks, mirrors, plumbing fixtures, etc., not recognized at the time of move-in inspection are not covered.
13. SPOTS on carpeting and floor vinyl not shown on move-in inspection are not covered.
14. DRIPPING FAUCETS: Toilet adjustments: 90-day warranty only.
15. SERVICE COMPANY METER PROBLEMS: Service lines installed by developer, municipality or service company and back filling or sloping thereof are not covered.
16. ALTERATIONS TO GRADING: Your grading has been done to insure proper drainage away from your home. Should you wish to change the drainage pattern due to landscaping or other reasons, be sure a proper drainage slope is retained. We assume no responsibility for the grading if the established pattern is altered.

IMPORTANT NOTE: READ ALL BULLETIN AND MANUALS CONCERNING YOUR APPLIANCES AND EQUIPMENT. EXPERIENCE DICTATES CAUTION IN CHECKING PROBABLE CAUSES FOR EQUIPMENT OR APPLIANCE MALFUNCTIONS. OFTEN TIMES IT MAY BE THAT THE ITEM IS NOT BEING OPERATED PROPERLY; OR IT MAY BE THE POWER, PLUMBING OR OTHER FACTORS RELATED TO THE FUNCTIONING THEREOF. ACCURATE APPRAISAL WILL AID IN EXPEDITING CORRECTIVE ACTION IF A SERVICE REQUEST IS IN ORDER. RICOR CONSTRUCTION, INC. AND ITS EQUIPMENT SUPPLIERS ARE ALWAYS READY TO CORRECT MALFUNCTIONS OR DEFECTS UNDER THE SPECIFIED WARRANTIES; HOWEVER, UNDUE SERVICE OR INSPECTION REQUESTS MUST BE CHARGED FOR ON THE BASIS OF THE TIME AND/OR MATERIALS INVOLVED.

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