



Main office: 3803 Junction Blvd.
Raleigh, NC 27603

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Ste. 106-182
Raleigh, NC 27609

DUKES PROPERTIES & CONSTRUCTION, LLC LIMITED WARRANTY

Dukes Properties & Construction, LLC (DPC) warrants that every DPC home has been constructed with materials and workmanship of a quality that meets or exceeds industry standards.

DPC warrants that your home will be free of defects for a period of one (1) year from the date of purchase. This warranty is limited to the repairs and replacements that are necessary as a result of defective workmanship or materials. DPC will make any warrantable repairs under such warranty provided that DPC has received written notice of such claim within the one-year period described above. You may opt to have the agreed upon repairs completed either at the 6-month mark or 1-year mark of home ownership. When submitting the requested repairs, we please ask that you included pictures for documentation.

Additionally, your home's mechanical systems, including the wiring, piping, and ductwork will be free of defect for a period of two (2) years from the date of completion. Fixtures and equipment are covered under manufacturer's warranty and therefore, are excluded from this limited warranty.

Additionally, DPC warrants that your home will be free of major structural defects for a period of 10 years from the date of completion. Repair of the major structural defect is limited to; a.) The repair of damage to the load-bearing portions of the home, which is necessary to restore its load-bearing capacity, and/or b.) The repair of damage to the load-bearing portions of the home, which make the home unsafe, unsanitary, or otherwise unlivable.

DPC hereby assigns to the Buyer all rights under manufacturers' warranties covering consumer products. Defects in items covered by manufacturers' warranties are excluded from coverage of this limited warranty, and the Buyer should follow the procedures in the manufacturers' warranties if defects appear in those items. Warranties take effect from the installation date of the appliance. Please refer to your Welcome Home Packet for appliance manuals.

This warranty shall NOT apply to any defects caused by, or arising from, moving into the home, climatic conditions, normal characteristics of certain building materials, expansion, contraction, moisture, humidity, or any damage resulting from negligence, improper maintenance, or abnormal use. Landscaping, bushes, seed, sod, or any other plantings are not warrantied. Please reference your Welcome Home Packet given at closing for regular homeowner maintenance tips.

Buyer's rights and DPC'S obligations under this warranty are limited to repair and/or replacement. The choice as to repair or replacement shall be solely that of DPC. DPC reserves the right to make repairs or correct any defects for which it is responsible, according to the terms stipulated in this warranty, at the time and in the manner deemed most advisable by the company.

DPC warranties any nail pops and cracks in the interior for the first year. If the homeowner chooses to paint using a new color, homeowner will provide the paint at the time of touch-up. If the interior is repainted with anything other than flat wall paint, the repairs are void.

Please be advised that using contractors or vendors other than those used during the construction of your home may void all or part of the warranty on your home.