



SLIGH HOMES GENERAL WARRANTY AGREEMENT

Date of Warranty Commencement: _____

Homeowner(s): _____

Property Address: _____

Builder: Sligh Homes, LLC

Builder Address: 4705 Southport Supply Rd #306, Southport, NC

Builder Contact: Corey Sligh 910-465-3997

1. GENERAL WARRANTY OVERVIEW

Sligh Homes, LLC (“Builder”) provides this General Warranty Agreement (“Warranty”) which includes:

- One-Year Builder Warranty covering workmanship and materials.
- One-Year Subcontractor Trade Warranties.
- Ten-Year Structural Warranty covering major structural defects.

This Warranty supplements and does not limit any rights the Owner may have under applicable laws.

2. ONE-YEAR BUILDER WARRANTY

Coverage:

For one (1) year from substantial completion and occupancy, the home will be free from defects in materials and workmanship due to non-compliance with standard building practices.

Examples of Covered Items:

- Plumbing, electrical, HVAC systems installed by trade partners.

- Roofing, siding, interior finishes (drywall, paint, cabinetry).
- Doors, windows, and hardware installed by Builder.

Exclusions:

- Normal wear and tear, cosmetic blemishes.
- Damage from neglect, misuse, or third-party work.
- Acts of God (fire, flood, storms).
- Items with separate manufacturer warranties.

3. ONE-YEAR SUBCONTRACTOR TRADE WARRANTIES

Below are emergency telephone numbers for the plumber, electrician, HVAC, and tile companies that installed systems in your home. You may use other providers, but these are the **only companies covered under Sligh Homes' One-Year Quality Assurance Warranty**. Because these companies are familiar with your home, using them can provide quicker and more accurate service during an emergency.

Trade	Company Name	Phone Number
Plumbing & Gas	Carolina Plumbing and Gas	443-468-5842
Electrical	Andy's A1 Electric	910-512-8887
HVAC	Dixon's Service Company	910-833-2144
Tile Installation	Julian's Tile	910-231-2002

4. TEN-YEAR STRUCTURAL WARRANTY

Coverage:

For ten (10) years from substantial completion, the home will be free from major structural defects due to non-compliance with accepted building standards.

Covered Components:

- Foundation systems and footings
- Load-bearing walls and partitions
- Floor systems
- Roof framing
- Beams, girders, columns

Exclusions:

- Non-structural elements (drywall cracks, finishes)
 - Damage from soil movement, disasters, or owner modifications
 - Items not installed by Builder or approved subcontractors
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5. WARRANTY CLAIM PROCEDURE

Submit Non-Emergency Claims:

All requests must be made in writing to:

Email: Corey@slighhomes.com

Phone: 910-465-3997

For Emergencies:

Contact the relevant trade partner listed above.

Response:

Builder will inspect and resolve covered issues within a reasonable timeframe.

6. LIMITATION OF LIABILITY

Builder's liability is limited to repair or replacement of covered items and shall not exceed the original purchase price. Builder is not liable for indirect, incidental, or consequential damages.

7. TRANSFERABILITY

This Warranty is transferable within the original coverage periods. The new owner must notify Sligh Homes within 30 days of closing.

8. GOVERNING LAW

This Agreement is governed by the laws of the State of North Carolina.
