



McCloskey Builders

Serving the greater Moore County and Sandhills area

McCloskeyBuilders@gmail.com NC Lic# 86063

Examples of warranty exclusions

EXCLUSIONS TO, CIRCUMSTANCES AND CONDITIONS UNDER WHICH WARRANTY DOES NOT APPLY

Cracks:

Concrete. Patios, walks and drives can develop cracks due to the nature of concrete expanding and contracting or that of the soil on which it is laid. There is no known method for eliminating this condition.

Mortar. Cracks can develop in the mortar used in bonding bricks together. This is a normal condition due to shrinkage in either the mortar or the brick.

Sheetrock & Paneling. Shrinkage cracks can appear during the settling process of your home. This is normal.

Slab and Floor Covering: Detailed attention is given to the forming, leveling and finishing of the concrete slab; however, due to the nature of the concrete, minor variations in finish may appear after the floor covering has been installed. De-icers can discolor concrete.

Floor squeaks: Little can be done about floor squeaks. Your return air flow will tend to minimize this condition, but an occasional squeak may still develop. Generally, these will appear and disappear with changes in weather conditions.

Oil Spots on Marble or Tile: These materials are soft and will absorb oil, if allowed to stand and penetrate. The best protection is regular cleaning and care.

Brick Discoloration: Brick may discolor due to the elements, rain run-off, weathering or its innate materials. It can be cleaned with a solution of vinegar and water (1 quart vinegar to 1 gallon water). Scrub with a brush (non wire) and rinse with cold water. Do not use acid without first checking with brick manufacturer.

Non-uniformity or appearance of antique (used) brick is its natural esthetic.

Stained Woods: Wood cabinets, paneling, doors, all have variations in wood grain. These variations cannot be controlled.

Paint: Best quality paint has been used on your home being properly primed and finished. Color fading under conditions of exposure to extreme sun and weather conditions cannot be avoided. Cracks and peeling due to causes other than the paint or its application may happen (e.g. allowing lawn sprinklers to hit painted areas will greatly reduce the life expectancy of the paint or not keeping painted surfaces clean and dry thereby aiding growth of fungi).

Chips, scratches or mars in tile, woodwork, walls, porcelain, brick, mirrors, plumbing fixtures, scratches in glass or mirrors, etc., not recognized at the time of final inspection.

Spots on carpeting, if not recognized at time of final inspection.

Erosion from Surface Water Drainage.

Service company meter installation, services lines installed by developer, municipality or service company and grading or sloping thereof. Installation or alteration of landscaping can cause erosion.

Alterations to Grading: Your grading has been designed to insure proper drainage away from your home. If changing the drainage pattern due to landscaping or other reasons, be sure a proper drainage slope is retained. Contractor assumes no responsibility for the grading, if the established pattern is altered.

Any warranty requests must be made in writing to McCloskey Builders, Inc. at mccloskeybuilders@gmail.com.

Maintenance on your home begins immediately upon closing.