



## OFFICIAL LIMITED WORKMANSHIP WARRANTY

---

**HOME SERVICES INSTALL AND REPAIR LLC**

Licensed & Insured

Michigan Residential Builder License #262600783

**STANDARD WORKMANSHIP WARRANTY  
ONE (1) YEAR FROM SUBSTANTIAL COMPLETION**

Home Services Install and Repair LLC stands behind the workmanship we provide. This warranty explains our workmanship coverage, manufacturer warranty distinctions, normal maintenance responsibilities, exclusions, and the process for warranty claims.

# HOME SERVICES INSTALL AND REPAIR LLC

## OFFICIAL LIMITED WORKMANSHIP WARRANTY

### Licensed & Insured

Michigan Residential Builder License #262600783

**Standard Workmanship Warranty:** One (1) Year from Substantial Completion

Home Services Install and Repair LLC ("HSIR") stands behind the workmanship we provide. This warranty explains what our workmanship warranty covers, what is considered normal maintenance, what is covered by manufacturers, and how warranty concerns will be handled.

Unless a written project agreement states otherwise, work performed directly by HSIR is covered by this **One-Year Limited Workmanship Warranty**.

### 1. One-Year Workmanship Warranty

HSIR warrants its workmanship for one (1) year from the date of substantial completion of the contracted project. If work performed directly by HSIR is determined to contain a defect caused by improper installation or workmanship, HSIR will repair or correct the affected work at no charge for normal labor and materials reasonably necessary to correct the verified workmanship defect, subject to the terms, limitations, and exclusions in this warranty.

This warranty applies to workmanship performed by HSIR and does not replace, extend, or alter separate warranties provided by product or material manufacturers.

### 2. Work Covered

Coverage applies only to work specifically included in the customer's approved estimate, contract, and written change orders.

#### Tile & Flooring Installation

- Ceramic and porcelain tile installation, layout, setting, grouting, edges, and transitions.
- Commercial carpet tile, luxury vinyl plank or tile, laminate, hardwood, and other flooring installed by HSIR.
- Floor preparation performed by HSIR, adhesive application, transitions, and installation-related bonding failures.
- Installation-related loose tile or flooring where the failure is determined to result from HSIR workmanship.

#### Showers, Tub Surrounds & Waterproofing

- Shower walls, shower pans, curbs, niches, tile work, tub surrounds, and shower doors installed by HSIR.
- Waterproofing systems and related installation work included in the approved scope.
- Grab bars and other accessories installed as part of the project.

Waterproofing products and manufactured shower components remain subject to their applicable manufacturer warranties.

#### Cabinets, Vanities & Countertop-Related Work

- Kitchen cabinets, bathroom vanities, cabinet hardware, shelving, built-ins, trim, and finish carpentry installed by HSIR.
- Countertop preparation performed by HSIR.

This warranty does not cover manufacturing defects, natural wood movement, countertop fabrication performed by others, or damage caused by moisture, misuse, or building movement.

#### Doors, Windows, Trim & Carpentry

- Interior and exterior doors, windows, casing, baseboard, quarter-round, framing, shelving, and finish carpentry installed by HSIR.

Normal seasonal movement, expansion, contraction, minor settlement, and adjustments resulting from normal building movement are not considered workmanship defects unless directly caused by improper installation.

### **Drywall & Painting**

- Drywall installation, finishing, patching, and painting performed within the contracted scope.
- Significant peeling, blistering, or adhesion failure determined to result from improper preparation or application.

Damage caused by structural movement, settlement, moisture, plumbing or roof leaks, impacts, furniture, tape, adhesives, abuse, normal wear, or pre-existing conditions is excluded.

### **Plumbing Fixtures & Connections**

- Toilets, faucets, sinks, vanities, shower fixtures, supply connections, shutoff valves, drains, and similar fixture-related work performed by HSIR.

This warranty does not cover existing plumbing systems, clogged drains, frozen piping, water-pressure problems, municipal water conditions, or manufactured product failure.

### **Electrical Fixtures & Components**

- Light fixtures, exhaust fans, switches or devices affected by remodeling, and other electrical components specifically included within HSIR's authorized scope.

Internal failure of manufactured electrical equipment remains subject to the manufacturer's warranty.

### **Accessibility & Safety Improvements**

- Grab bars, accessible fixtures, handrails, doors, thresholds, and accessibility-related bathroom components included in the approved project.

Changes made after completion by the owner or another party that alter required clearances or accessibility are outside HSIR's warranty responsibility.

### **Exterior Construction & Remodeling**

- Decking, deck framing, railings, exterior trim, siding, doors, windows, soffit, fascia, and other exterior remodeling components installed by HSIR.

Normal weathering, fading, expansion, contraction, seasonal movement, and deterioration caused by environmental exposure are not workmanship defects.

## **3. Manufacturer Warranties**

Many products used by HSIR carry separate manufacturer warranties. These may include flooring, tile-setting products, waterproofing systems, cabinets, countertops, plumbing fixtures, faucets, shower systems, doors, windows, exhaust fans, electrical fixtures, hardware, paint, coatings, decking products, and other manufactured materials.

A product defect is generally covered by the manufacturer rather than this workmanship warranty. HSIR will provide available manufacturer warranty information when reasonably available. Registration requirements, duration, exclusions, replacement policies, and labor coverage are controlled by the manufacturer.

## **4. Existing & Concealed Conditions**

HSIR does not warrant portions of a property or building system that were not installed by HSIR. This includes existing framing, foundations, concrete, subfloors, plumbing, electrical systems, HVAC, roofing, windows, doors, drainage systems, waterproofing, structural components, and prior remodeling work.

When new HSIR work is connected to an existing component, our warranty applies only to HSIR's installation workmanship and does not guarantee the condition or remaining service life of the existing component.

Concealed conditions that could not reasonably be identified before demolition - including water damage, mold, rot, insect damage, improper prior construction, damaged plumbing, electrical deficiencies, structural problems, or substrate failure - are not covered unless the resulting issue is directly attributable to HSIR's work.

## 5. Normal Maintenance

Buildings and finished materials require routine maintenance. Normal maintenance is the property owner's responsibility and is not warranty work.

- Maintaining or replacing caulk and flexible sealants.
- Cleaning grout, tile, carpet, flooring, gutters, exhaust fans, and fixtures.
- Touching up painted surfaces.
- Adjusting doors due to normal seasonal building movement.
- Maintaining faucets, aerators, cartridges, decks, exterior sealants, and other manufacturer-recommended items.

Failure to properly maintain installed materials may affect warranty coverage.

## 6. General Exclusions

This warranty does not cover damage or failure caused by conditions outside HSIR's workmanship, including:

- Normal wear and tear; abuse; misuse; negligence; vandalism; accidents; or impact damage.
- Improper cleaning methods, improper maintenance, or failure to follow manufacturer instructions.
- Excessive moisture or humidity, flooding, unrelated plumbing leaks, roof leaks, freeze damage, fire, severe weather, storms, or natural disasters.
- Structural movement, settlement, concrete cracking, pest or animal damage, or environmental conditions not caused by HSIR workmanship.
- Manufacturer defects, materials supplied by others, failure of existing building components, or alterations/repairs by the owner or another contractor.

## 7. Warranty Claim Procedure

Customers should notify HSIR as soon as reasonably practical after discovering a possible workmanship problem.

- Provide the customer name and project address.
- Describe the concern and its location.
- Include photographs when practical.
- Provide the approximate date the condition was first observed.

HSIR must be given reasonable access to inspect the condition and determine whether it qualifies for warranty coverage.

## 8. Right to Inspect & Correct

HSIR must be given a reasonable opportunity to inspect and correct an alleged workmanship defect before another contractor repairs or alters the affected work. If another party modifies the affected area before HSIR has had a reasonable opportunity to inspect it, warranty coverage for that specific condition may be affected.

This requirement does not prevent reasonable emergency measures necessary to protect health, safety, or property. Whenever practical, emergency conditions should be photographed and documented before repairs.

## 9. Covered Warranty Repairs

If HSIR determines that a condition is covered, HSIR will repair or replace the affected portion within a reasonable period based on severity, material availability, customer scheduling, weather, and access. Warranty coverage is intended to restore the affected work, not provide an upgrade, redesign, or unrelated replacement.

## 10. Material & Color Matching

Building materials may vary by production run and may be discontinued. HSIR will make reasonable efforts to obtain matching replacement products, but exact matches of tile, grout, carpet, flooring, wood, paint, siding, countertops, hardware, or other finishes cannot be guaranteed. If the original material is unavailable, a reasonably comparable product may be used.

## 11. Warranty Period for Corrected Work

Workmanship associated with a warranty repair remains covered for the remainder of the original one-year warranty period or ninety (90) days from completion of the warranty repair, whichever is longer. A warranty repair does not restart the warranty period for the entire project.

## 12. Substantial Completion

The workmanship warranty begins on the date of substantial completion, meaning the contracted work is sufficiently complete for the customer to use the project or renovated space for its intended purpose. Minor punch-list items do not normally extend the warranty start date.

## 13. Change Orders & Additional Work

Only work included in the original approved project agreement or subsequently authorized through a written change order is covered. Work performed by others or work outside HSIR's approved scope is not covered.

## 14. Transferability

Unless otherwise agreed to in writing, this workmanship warranty is provided to the original contracting customer for the property where the work was completed. Transfer to a subsequent property owner requires written approval by HSIR.

## 15. Limitations

This written warranty describes HSIR's voluntary one-year workmanship warranty. Nothing in this warranty is intended to waive, eliminate, or restrict any legal right or obligation that cannot lawfully be waived under applicable federal, state, or local law.

## 16. Our Commitment

**Do the job right the first time.** HSIR takes pride in the work we perform and believes standing behind our workmanship is part of doing business with honesty and integrity. If a legitimate workmanship issue occurs during the warranty period, we want to know about it and be given the opportunity to make it right.

Our goal is not simply to complete a project, but to provide quality work our customers can continue to rely on after the project is finished.

### Home Services Install and Repair LLC

Licensed & Insured

Michigan Residential Builder License #262600783

**Standard Workmanship Warranty:** One (1) Year from Substantial Completion