SPEIGHT BUILT
CUSTOM HOMES

1 - YEAR WARRANTY PROCESS

Welcome to the Speight Built family! We are dedicated to ensuring the quality and comfort of your new home. To make addressing any concerns as seamless as possible, we have outlined our 1- Year Warranty Process below.

Warranty Overview

Speight Built warrants your home for one year from the date of closing. During this period, we will make all necessary repairs and corrections caused by faulty construction, labor, or materials. This includes both interior and exterior issues or concerns.

Additionally, we provide drywall, paint, and caulk touch-up services to address normal settling of materials, a natural occurrence in all newly constructed homes.

Step-by-Step Warranty Process

1. **Observe and Document**

   As you live in your home during the first year, keep a running list of items you notice that may require attention. Example list of items provided below.

2. **Wait for Seasonal Settling**

   Allow your home to experience all four seasons. Variations in temperature, humidity, and usage help the structure settle naturally, which may reveal additional issues that need to be addressed.

3. **Submit Your List at 10 Months**

   Around the 10-month mark, email your comprehensive list of concerns to Speight Built. This timing allows us to review your list and plan any necessary work before the warranty period ends.

4. **Review by Speight Built**

   We will review your list promptly to determine which items are covered under warranty. You will receive a written response confirming the warrantable items.

   *For any items requiring a detailed review, we may schedule a meeting at your home to discuss the best course of action.

5. **Schedule Repairs**

   We will request a 3-day window during which at least one adult is available and at the home during the full warranty visit. During this window, our team will coordinate with the appropriate trades to complete repairs in a timely manner.

6. **Completion of Repairs**

   The project manager will complete a final review of your warrantable items list to ensure everything is completed and meets the Speight Built standard.

Example List of Items for the Warranty Review

Below are some examples of items you may include on your list. This is not exhaustive but can help guide you in identifying concerns:

Interior

- Cracks in drywall or nail pops due to normal settling
- Misaligned or sticking doors
- Loose cabinet hardware or hinges
- Minor flooring issues, such as squeaks
- HVAC system adjustments or balancing
- Plumbing or electrical issues related to original installation

Exterior

- Cracks in brick in mortar due to normal settling
- Loose or damaged siding
- Issues with caulking around windows or doors
- Settling of landscaping or grading concerns

Additional Notes

- Cosmetic wear and tear resulting from normal use may not be covered under the warranty.
- Any damage caused by negligence, accidents, or modifications made by the homeowner may not qualify as warrantable.

Contact Us

To submit your 10-month warranty list or for any questions regarding your home warranty, please contact your project manager via email.