

CROSS
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BUILDER'S HOME WARRANTY

Cross Custom Homes, LLC, hereinafter called "Builder," warrants Buyer's home against defective materials and workmanship for a period of one-year (1) following closing or occupancy, whichever comes first. In addition, Builder warrants structure and habitability for a period of ten (10) years and the roof against leaking for a period of up to one (1) year. Anything contained in this limited warranty to the contrary notwithstanding, all "Consumer Products" (as such term is used and/or defined by the Federal Trade Commission) which are included in the home covered by said limited warranty and hereby EXCLUDED from all rights, obligations, terms and conditions by said limited warranty. All assignable warranties by manufacturers, subcontractors, or suppliers of such consumer products, are hereby assigned to the buyer and shall be in force according to their own terms. This warranty does not include ordinary wear and tear, abuse, neglect, or general maintenance connected with home and ownership, and/or Acts of God, nature, war and riot.

Buyer and Builder agree that the duties and obligations imposed by this Limited Home Warranty and the rights and remedies available hereunder shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law.

MOVE-IN

Once moved in, Buyer accepts the conditions of the home unless otherwise noted, and subject to the conditions of the warranty. After this time Builder no longer warrants damage to any material or product supplied to the job (flooring, countertops, fixtures, wallpaper, painting, etc.).

ANY WARRANTY REQUEST SHOULD BE SENT TO:

Cross Custom Homes
1802 Martin Dr
Weatherford, TX 76086
warranty@crosscustomhomes.com

Any emergency request should be called to the subcontractor first for scheduling (a list of names is provided).

HVAC: Arthur Hagar
Plumbing: Brumit Plumbing
Electrical: Grayboy Electric

(817)478-9268
(682)715-3043
(817)296-6943



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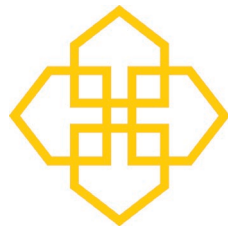
WARRANTY ADDENDUM

Cross Custom Homes, LLC includes a one-year warranty on this home. The warranty explains the items that are covered in the warranty and the items that are excluded. Below is a summary outline of the warranty, and with no objections within 7 days from the Buyer receiving this document, Buyer acknowledges that they understand and accept the terms and conditions of the warranty. Prior to move-in, Builder will do a final “walk-thru” with the Buyer to make a list of all mutually agreed upon items/repairs that need to be corrected. Builder will then get all items/repairs completed. The final “walk-thru” represents the final time Buyer may note and have repaired any cosmetic repairs (such as paint, sheet rock cracks, nail pops, flooring, wallpaper, broken or scratched glass, etc.) The warranty covers mechanical failure or structural failure for a period of up to ten (10) years.

The following partial list of items are cosmetic and not included as a warranty item after move-in or closing:

1. Minor cracks in concrete and brick/mortar.
2. Sheet rock, trim woodwork: Slight visible defects such as nail pops and seam lines. Cracks due to shrinkage are common, exterior wood against minor separation.
3. Touch up paint-interior or exterior and mildew not noted on “walk-thru” list.
4. Small cracks in hard floor covering (tile, hardwood, Alco, Nafco and brick).
5. Discoloration/non-uniformity of brick, tile and wood not noted on “Walk-thru” list.
6. Scratches/chips/loss of finish on countertops, synthetic marble, plumbing fixtures, appliances, lighting, hardware, glass, or flooring not noted on “walk-thru” list.
7. Broken glass, sod, and landscape not noted on “walk-thru” list.
8. Spots, flooring (carpet or vinyl) seams not recognized on the “walk-thru” list.
9. Plumbing stoppage or any other mechanical malfunction caused by Owner.
10. Damage to wood flooring due to wet mopping, spills, or other water related damage.
11. Minor cracking of/or loss of grout at tile flooring or fireplace surround.
12. Some candles can cause soot deposits on ceiling and walls which are excluded from coverage.

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CCH Homeowner Warranty Contact Sheet

Plumbing

Brumit Plumbing-682-715-3043 (Charlie Brumit)

HVAC

Arthur Hagar HVAC 817-478-9260

Electrical

Grayboy Electric-817-296-6943 (Frank Stallcup)

Garage Doors

Overhead Door Ft. Worth – 817-921-3641

Landscape and Irrigation

Texas Lawns 817-346-4900

Appliances

Builders Sales and Service-817-457-7900 (Mark Mckee)

Fireplace & Windows

Brothers Supply- 817-616-5404

Lighting Fixtures

Fort Worth Lighting – 817-534-8500

Septic

Ledford Septic Service-817-596-9729

Well

Affordable Water Well 817-220-5545