

GBH Homeowner's Guide

ONE-YEAR LIMITED BUILDER WARRANTY



At Ground Breaker Homes (GBH), we take pride in the quality of our work and are committed to your long-term satisfaction. This guide outlines our One-Year Limited Builder Warranty and walks you through what to expect during your first year of homeownership—including walkthroughs, how to report concerns, and what is and isn't covered.

Punch List Before Closing

Prior to closing, you'll complete a final **pre-closing walkthrough** with **Knox Construction**, a third-party partner that assists GBH with homeowner walkthroughs and warranty coordination.

During this walkthrough, you and a Knox Construction representative will review the home and create a **punch list**—a list of cosmetic or minor finish items that need attention before closing. Common issues are noted with blue tape, and all items should be tracked in your **Buildertrend Client Portal**. Any cosmetic issues not noted or addressed at this walkthrough and prior to close is homeowner's responsibility.

Examples of typical punch list items:

- Paint touch-ups
- Trim adjustments
- Cabinet door or drawer alignment
- Fixture installation checks (lights, faucets, etc.)
- Flooring imperfections
- Door and window operation
- Caulking or grout touch-ups
- Electrical outlet and switch testing
- HVAC functionality

This walkthrough is also a great opportunity to ask questions and learn about the care and maintenance of your home.

90-Day Walkthrough

Around 90 days after closing, you'll schedule your first official warranty walkthrough.

Important: When requesting this walkthrough, you must **email a list of concerns** to **Knox Construction** (email listed below). This allows him to arrive prepared with tools to make **minor adjustments or fixes on-site** where possible. Items that cannot be addressed during the visit will be forwarded to GBH's warranty team for follow-up and coordination with subcontractors.

To schedule:

- Email **Josh Knox at Knox Construction**: knoxconstructioniowa@gmail.com

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WARRANTY PROCESS



- CC: Warranty@GroundBreakerHomes.com

Knox Construction will provide a walkthrough report to the GBH Warranty Team. Any items falling under the One-Year Limited Warranty will be reviewed, and if approved, will be assigned to the original subcontractors. Subcontractors will contact you directly to schedule repairs. If you need to reschedule any appointments, you are responsible for following up and rescheduling directly with the subcontractor.

Note: The majority of warranty work is scheduled during normal business hours (Monday through Friday, 8:00 AM – 5:00 PM). Certain repairs - such as drywall, painting, and similar tasks - may require multiple visits from different trades. These visits typically will not occur on the same day. We appreciate your cooperation, as the work can take time to coordinate and complete in a timely and efficient manner.

11-Month Walkthrough

To ensure all warranty-covered issues are addressed before your warranty expires, we recommend scheduling your final walkthrough between months 10 and 11 after closing.

Similar to the 90-day walkthrough, please email a list of concerns when requesting the appointment so that Knox Construction can bring the necessary tools and materials for potential same-day fixes.

To schedule:

- Email **Josh Knox at Knox Construction:** knoxconstructioniowa@gmail.com
- CC: Warranty@GroundBreakerHomes.com

The process mirrors the 90-day walkthrough. Knox Construction will handle on-site items when possible and share any remaining issues with the GBH team to coordinate any additional covered warranty items.

Note: The majority of warranty work is scheduled during normal business hours (Monday through Friday, 8:00 AM – 5:00 PM). Certain repairs - such as drywall, painting, and similar tasks - may require multiple visits from different trades. These visits typically will not occur on the same day. We appreciate your cooperation, as the work can take time to coordinate and complete in a timely and efficient manner.

Subcontractors will contact you directly to schedule repairs. If you need to reschedule any appointments, you are responsible for following up and rescheduling directly with the subcontractor.

Warranty Highlights

Please review the full One-Year Limited Builder Warranty included in your closing binder. It outlines all coverage details, including homeowner responsibilities, timelines, and the process for handling approved repairs.

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WARRANTY PROCESS



Not Covered Under Warranty:

- Normal wear and tear
- Minor cracks or flaking in concrete
- Modifications made by the homeowner or third parties
- Damages from acts of nature (storms, flooding, etc.)
- Pest-related damage
- Issues from neglect or failure to perform routine maintenance
- Appliances and fixtures (covered under manufacturer warranties)
- Minor cosmetic imperfections
- Sod, trees, and other landscaping (not warrantied once installed)
- Natural settling of home and yard (especially common in Iowa)

Tip: Please save non-emergency warranty concerns for your walkthroughs instead of submitting them individually. This helps us track, prioritize, and resolve issues more efficiently.

Have Questions or Concerns?

If you have any questions about what's covered or need clarification at any time, contact our team directly: Warranty@GroundBreakerHomes.com

Note: Knox Construction conducts walkthroughs and submits reports to GBH, but does not coordinate or complete repair work. All follow-ups and scheduling will be managed by the GBH warranty team or subcontractors.

Emergency Issues

- **Smelling Gas and a possible leak?** Contact your gas company immediately.
- For other urgent issues involving plumbing, HVAC, or electrical systems, you can:
 - Email: Warranty@GroundBreakerHomes.com
 - Or contact **Kalen Ludwig** directly:
Kalen@GroundBreakerHomes.com
515.402.3169

A full list of subcontractors who worked on your home is included in your homeowner binder provided at closing.

Acknowledgment of Warranty Guide

By signing below, we acknowledge that we have received and reviewed the Ground Breaker Homes One-Year Limited Builder Warranty Guide. We understand the procedures for requesting warranty service, the walkthrough timelines, and the items covered and not covered under the warranty. We agree to follow the outlined process for submitting concerns and scheduling walkthroughs.

Homeowner Signature: _____
Printed Name: _____
Date: _____

Homeowner Signature: _____
Printed Name: _____
Date: _____