

KDIEZ HOMES LLC

LETTER OF GUARANTEE/ WARRANTY

I, the undersigned, hereby guarantee and warrant that the construction work for the residential home described below, which I have furnished and/or installed for the following project:

PROJECT TITLE: ***New Residential Construction***

PROJECT ADDRESS: ***310 Pinedale Ave., Rosharon, TX 77583***

is in accordance with the Contract Documents and Work as installed will fulfill or exceed all of the Warranty requirements. I agree to repair or replace any Work, together with any adjacent Work which is displaced or damaged by so doing, that proves defective in workmanship, material, or operation within a period stated by the contract documents or **one (1)** year, whichever is greater, from the date of final acceptance of the project by the Owner or from the Date of the Certificate of Substantial Completion, whichever is earlier, ordinary wear and tear and unusual abuse or neglect excepted. In the event of any failure to comply with the above-mentioned conditions within a reasonable period of time, as determined by the Owner, after being notified in writing, I, the undersigned, collectively and separately do hereby authorize the Owner to have said defects repaired and/or replaced and made good, and to pay in discharging said Work, including all collection costs and reasonable attorney fees. In the event that I am contacted to perform remedial work, I, UNDERSIGNED, will ensure that a Certificate of Insurance is in place for the above-referenced project.

CONTRACTOR:

Company Name: **KDIEZ HOMES LLC**

Company Officer: **LUIS DIEZ**

Local Representative to be contacted for maintenance, repair and/or replacement service:

Name: **Luis Diez**

Telephone Number: **(832) 814-8018**

Email: kdiezhomes10@gmail.com

WARRANTY ITEMS DETAIL SHEET

310 PINEDALE AVE.

ROSHARON, TX 77583

<i>AIR CONDITIONER – CARRIER – Manufacturer warranty</i>	<i>2 YEARS</i>
<i>WATER HEATER - RHEEM - Manufacturer warranty</i>	<i>2 YEARS</i>
<i>ELECTRICAL</i>	<i>2 YEARS</i>
<i>ROOF - TIMBERLINE SHINGLES - Manufacturer warranty</i>	<i>2 YEARS</i>
<i>CONCRETE SLAB FOUNDATION</i>	<i>5 YEARS</i>
<i>FRIGIDAIRE REFRIGERATOR – SIDE BY SIDE</i>	<i>2 YEARS</i>
<i>FRIGIDAIRE ELECTRIC STOVE</i>	<i>2 YEARS</i>
<i>FRIGIDAIRE DISHWASHER</i>	<i>2 YEARS</i>
<i>WHIRLPOOL MICROWAVE</i>	<i>2 YEARS</i>