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pghhomerenovations.com
PA HIC Registration No. PA220735

LIMITED ONE-YEAR
WORKMANSHIP WARRANTY

This warranty is issued by PGH Home Renovations LLC, d/b/a Pittsburgh Home Renovations ("Contractor"), to the property owner named in the accompanying estimate ("Owner"). It is attached to and forms part of every Contractor estimate and the resulting contract, and applies to the work described in that estimate. It explains exactly what Contractor stands behind, for how long, and what falls outside its coverage.

1 WHAT THIS WARRANTY COVERS

Contractor warrants that the work described in the estimate was performed in a good and workmanlike manner, consistent with accepted industry practice and the applicable building codes in effect at the time of the work. Work performed by specialists engaged by Contractor is covered on the same terms, because those specialists work under Contractor's direct supervision.

If a defect in Contractor's workmanship is reported in writing during the Warranty Period, Contractor will, at its option and at no charge to Owner, repair the defective work or replace it with work of equivalent quality. This repair-or-replace remedy is Owner's sole and exclusive remedy under this warranty.

2 WARRANTY PERIOD

The Warranty Period is one (1) year, beginning on the date of substantial completion — the date the work is ready for its intended use — regardless of the date of any final walkthrough, punch-list item, or final payment. Warranty repairs do not restart or extend the Warranty Period; corrected work is covered only for the remainder of the original term.

3 MATERIALS, FIXTURES, AND EQUIPMENT

This is a workmanship warranty only. Materials, products, fixtures, appliances, and equipment are covered solely by their manufacturer's warranty, if any, and Contractor makes no separate warranty on them. Contractor will provide manufacturer warranty information on request and will, at Owner's request, assist in submitting a manufacturer claim. Labor to remove and reinstall a product that fails under a manufacturer's warranty is not covered unless the manufacturer pays for it.

Owner-supplied materials are excluded entirely, including any defect in the installation that results from a defect in, or incorrect quantity or specification of, an owner-supplied material.

4 WHAT THIS WARRANTY DOES NOT COVER

This warranty applies to defects in Contractor's workmanship only. It does not cover any of the following, and a service call to address any of the following may be billed at Contractor's standard labor rates:

- **Damage caused by others.** Any damage, defect, or failure caused by Owner, occupants, tenants, guests, pets, other contractors, or anyone other than Contractor and its supervised specialists.
- **Accident, misuse, or neglect.** Impact, dropped objects, dragged furniture or appliances, overloading, standing or spilled water left unattended, abrasive or improper cleaning products, or use of any surface, fixture, or system for a purpose it was not designed for.
- **Alterations and repairs by others.** Any work that has been modified, repaired, moved, or disturbed by anyone other than Contractor. Coverage on the affected work ends when the alteration is made.

- **Failure to maintain.** Damage resulting from Owner's failure to perform routine maintenance, including but not limited to re-caulking and grout sealing, cleaning gutters and drains, keeping exterior grading and downspouts directing water away from the structure, replacing HVAC filters, winterizing exterior plumbing, and periodic repainting or resealing of exterior wood.
- **Normal wear, aging, and cosmetic changes.** Scratches, scuffs, chips, dents, stains, fading, discoloration, or dulling that appear after Owner's acceptance of the work. Cosmetic items are covered only if noted at the pre-completion walkthrough.
- **Normal settling, shrinkage, and seasonal movement.** Hairline cracks in drywall, plaster, joint compound, caulk, grout, tile, concrete, mortar, or masonry; nail pops; minor gaps at trim, miters, and joints; wood shrinkage, checking, cupping, or warping; squeaks; and other movement caused by moisture and temperature change in the structure or in natural materials.
- **Natural variation.** Variation in color, grain, veining, texture, or shade in wood, stone, tile, brick, or other natural or batch-manufactured materials, and any difference between new work and existing finishes that Contractor was not contracted to replace.
- **Pre-existing and concealed conditions.** Any condition in the existing structure, foundation, framing, roofing, plumbing, electrical, or mechanical systems that Contractor was not contracted to replace, including conditions that were concealed at the time of the estimate. Contractor does not warrant the performance of existing systems that its work connects to or depends on.
- **Repairs versus replacement.** Where the estimate identifies an item as a repair rather than a replacement, Contractor warrants that the repair was performed in a workmanlike manner but does not warrant against recurrence of the underlying condition.
- **Water intrusion and moisture from outside the scope.** Leaks, condensation, humidity, or moisture originating from any source that was not part of Contractor's work, including roofing, windows, siding, grading, foundations, or plumbing not installed by Contractor, and any mold, mildew, or damage resulting from it. Mold treatment is warranted only as stated in the estimate.
- **Weather, disaster, and events beyond Contractor's control.** Wind, hail, lightning, flood, fire, freezing, ice damming, earth movement, sewer or drain backup, power surges, utility failures, and any similar event.
- **Clogs, blockages, and consumables.** Drain and sewer clogs, disposal jams, tripped breakers or GFCIs caused by connected devices, light bulbs, batteries, filters, and similar consumable items.
- **Exterior weathering.** Graying, checking, splitting, or mildew on exterior wood; efflorescence on masonry; and the ordinary weathering of any exterior finish.
- **Consequential and incidental damage.** Damage to furniture, contents, personal property, or landscaping; loss of use; lodging or relocation costs; lost income; and any other indirect or consequential loss.

5 HOW TO MAKE A WARRANTY CLAIM

Owner must notify Contractor in writing — by email to info@pghhomerenovations.com or by mail to the address above — within the Warranty Period and within thirty (30) days after first discovering the suspected defect. The notice should describe the problem, its location, and when it was first noticed; photographs are helpful. Verbal notice alone is not sufficient.

Owner must take reasonable steps to prevent further damage while awaiting Contractor's response (for example, shutting off water to an active leak). Contractor is not responsible for damage that reasonable mitigation would have prevented.

Contractor will inspect the reported item within a reasonable time during normal business hours, and Owner agrees to provide access for inspection and any warranty work. If Contractor determines that the item is a covered workmanship defect, Contractor will schedule and complete the correction at no charge. If the inspection shows that the cause is excluded under Section 4, Owner may be charged for the service call at Contractor's standard labor rates and will be offered a written quote for any corrective work.

Emergency conditions that threaten immediate damage to the home should be reported by phone at (412) 419-3346 in addition to written notice.

6 CONDITIONS

- This warranty is effective only when the contract price has been paid in full. Contractor's obligations are suspended while any balance is past due.
- This warranty extends to the original Owner only and is not transferable to subsequent owners of the property.
- Contractor's total liability under this warranty shall not exceed the contract price for the affected work. Contractor is not liable for consequential, incidental, or indirect damages, including loss of use.
- This warranty is in place of all other warranties, express or implied, including any implied warranty of merchantability or fitness for a particular purpose, to the fullest extent permitted by Pennsylvania law. Some jurisdictions do not allow the exclusion of implied warranties or consequential damages, so these limitations may not apply in full.
- This warranty is governed by the laws of the Commonwealth of Pennsylvania. It is issued in connection with a contract subject to the Pennsylvania Home Improvement Consumer Protection Act (73 P.S. § 517.1 et seq.) and does not limit any right Owner has under that Act.
- Contractor is registered with the Pennsylvania Office of Attorney General as a home improvement contractor, PA HIC Registration No. PA220735. Registration may be verified through the Bureau of Consumer Protection at 1-888-520-6680.

ACKNOWLEDGMENT

Owner acknowledges having received and read this Limited One-Year Workmanship Warranty, including the exclusions in Section 4. Signature is not required for this warranty to apply; acceptance of the estimate constitutes acceptance of these terms.