Most Common Service Requests
Not Covered by Warranty

Windows and Doors:
Dented doors, cracked or broken glass, and torn screens are not warranted unless they are noted on your homeowner inspection sheet. Removable window grills are very fragile and are not warranted against breakage

Caulk:
Time and weather will shrink caulking and dry it out so that it no longer provides a good seal against moisture and air infiltration. Niblock Homes will repair deficiencies in caulking once during the completion of the 60-day homeowner maintenance. After the 60-day service request, caulking will be considered homeowner maintenance. Even properly installed caulking will shrink and must be maintained by the homeowner during the life of the home

Flooring:
Repairs of dents, scuffs, scratches, spots or stains will not be repaired unless noted on the homeowner orientation inspection

Paint:
A touch-up kit has been provided for you. Any chips, dents, or scratches in painted surfaces must be noted on the homeowner inspection list or they will not be repaired

Concrete:
Cracking of concrete is a normal occurrence and is not warranted. Expansion joints have been placed at appropriate intervals in walks and driveways to help control cracking

Masonry:
Small cracks in exterior masonry are normal and are not a sign of a defect

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Lawns:
Niblock Homes initially seeds, fertilizes and straws your lawn. Germination and continued growth of your lawn cannot be guaranteed since weather conditions are out of our control. We cannot warrant that your yard will not wash during a rain shower. Watering and subsequent over seeding by a homeowner is very important

Drainage:
The possibility of standing water after an unusually heavy rainfall should be anticipated and is not considered a deficiency. The homeowner is responsible for maintaining grades and swales once they have been established. Springs are a natural occurrence and Niblock Homes cannot be responsible for when and where they might appear, nor for their consequences

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