

Builder/ Developer Warranty

Davis Lane Ltd. will warranty all 48 units in the Grand Oaks Office Condominium Project for a period on 1 year from date of purchase. This warranty will cover all structural items, mechanical items, plumbing items, electrical items and defects in workmanship. Cosmetic Items, such as shrinkage cracks, interior paint, and other imperfections, will be identified at a buyer walk prior to closing. These items will be corrected prior to move in and will not be included in the 1 year warranty. Each buyer will receive a paint touchup kit left in the unit after closing. All plumbing, electrical, HVAC, wiring, and roofing, will be covered provided all repairs are made using the vendor that performed the original installation. In the event one of these vendors is out of business, KB Realty will determine which company shall perform the repair. All warranty requests need to go directly through KB Realty, Inc. and once determination has been made that the item is warrantable the vendor will be contacted directly by the property owner to schedule the work. Below is a list of all Vendors :

Electrical & Wiring	Russell Jones Electric	512-515-5595
Plumbing	Casa Mechanical	512-334-7300 24 hour service
Heating and Cooling	Coastal Mechanical	512-686-1805
Cabinets	Cabinets Deluxe By Dale	512-259-2531
Roofing	KB Realty, Inc.	512-250-5600
Stone & Stucco	KB Realty, Inc.	512-250-5600
Insulation	Fiberglass Insulator	713-868-5541

Contact Dan Kurka Jr. with KB Realty Inc. 512-250-5600 for any warranty Requests.

Routine Maintenance of A/C filter &A/C condensate lines is required . Improper Maintenance of these items could result in repair charges not covered by warranty. Improper use of electrical system such as circuit overload could also result in repair Charges not covered by warranty.