



BLAKE FREEMAN
CUSTOM HOMES & CONSTRUCTION

112 S. Main • Godley, TX 76044

Dear Customer,

Below please find the Warranty Service provided to you by Blake Freeman Construction LLC. Please note that all Warranty Request may be submitted to Blake Freeman Construction LLC within the first (2) years of Homeownership for Inspection. Upon receipt of any and all potential Customer Requested Warranty Request Blake Freeman Construction LLC will make all efforts to inspect Warranty Concerns within 48 hours of the initial request. Upon inspection a Blake Freeman Construction LLC Field Representative will deem the requested items either Warrantable and or Non Warrantable, and needed actions will be taken to either resolve the Warrantable Item and or explain in detail why the item requested may not be Warrantable.

1. 2 YEAR WORKMANSHIP AND LABOR WARRANTY.
2. 2 YEAR ELECTRICAL WARRANTY TO COVER PARTS AND LABOR.
3. 2 YEAR PLUMBING WARRANTY TO COVER PARTS AND LABOR.
4. 2 YEAR HVAC MECHANICAL WARRANTY TO COVER PARTS AND LABOR.
5. 1 YEAR MANUFACTURERS APPLIANCE WARRANTY TO COVER PARTS AND LABOR.

Note : There are several Mechanical Components installed within the home that include Extended Parts Only Warranties "These Warranties help provide parts at no charge but do not cover labor charges that may be associated with the replacement of parts that may be deemed warrantable". Items that may include Extended Parts Only Warranty Plans include but are not limited to HVAC Air Handler Units, HVAC Condenser Units, Water Heaters, Etc. In an effort to insure that you as the Customer maximize any and all Manufacturers Parts Only Warranty Plans after the Blake Freeman Construction LLC provided (2) year warranty has expired it is suggested that you contact the applicable Mechanical Contractor listed on the Emergency Contact Information Sheet found within this Packet, and or contact a Blake Freeman Construction LLC Field Representative to discuss this in further detail before any and all service may be requested on your behalf.

*Warranty start dates to begin on customer move in date, and end at Customers (2) year move in anniversary date



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112 S. Main • Godley, TX 76044

Office – (817) 389-2584

Fax – (817) 389-2585

Blake Freeman – (817)-894-7808

Kevin Johnson – (817)-964-0266

Jared Harp – (817)-243-8344

*Note if for any reason you are unable to contact anyone at the numbers listed below, and have an emergency please call (682) 429-9488

Thank You,
Blake Freeman



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If for any reason you are unable to contact one of the Blake Freeman Construction LLC representatives In the case of an Emergency “Water Leak, Septic Failure, or the loss of Heating or Air Conditioning” please contact the person or persons listed below.

Plumbing

John Powers (817) 999-1198

HVAC

Air Masters (817) 558-4811

Septic

Jabe Robinson (817) 614-3879

Thank You,

Blake Freeman

FREEZE NOTICE



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In the event of a Freeze where temperatures outside will reach 32 degrees or below, please ensure that all exterior hose bibs are covered with a cold weather faucet cover. It is also suggested that during extreme conditions you may need to leave all interior faucets dripping to be certain there will be no plumbing pipe damage.

Thank You,
Blake Freeman

WELCOME



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Dear New Home Owner,

Welcome to your new Blake Freeman Custom Home! Whether this is a new custom built home for you, or just one that you fell in love with, we feel very fortunate to be a part of this exciting time with you. At Blake Freeman Custom Homes, we take great pride in all of our homes and we hope we have exceeded every expectation you have of us. Inside this welcome packet you will find important documents that will help you transition into your new home. If you have any questions, or concerns please feel free to reach one of our representatives that is listed on the contact page. We look forward to having a long lasting relationship with you and Thank You for your business.

Sincerely,

Blake Freeman



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- Plumbing backups after 30 days from the move in date.
- Settlement cracks not in excess of ¼" in width.
- Sheetrock nail pops.
- Shrinking and or cracking of caulk joints.
- Paint Touchups.
- Window Condensation, unless the condensation is between the window panes.
- HVAC filter replacements.
- Light bulb replacements.
- Sod after 30 days of installation
- Landscape plants after 30 days of installation
- Broken sprinkler heads

*Please note that if more clarity is needed on why the above listed items are not considered warrantable please contact a Blake Freeman Construction Representative.

Thank You,

Blake Freeman



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HVAC Filter Replacement - Filters must be replaced every 30 days

-Exterior HVAC Equipment Maintenance = It is important that all exterior HVAC condenser units be free of all debris. Over time as dirt and or grass clippings begin to build up in the exterior grills of the exterior HVAC units it is important that you wash / clean all debris to help ensure proper operation, and efficiencies.

Foundation Maintenance - A constant moisture content must be maintained along all perimeter foundation locations. Please note that this is best performed with a soaker hose. Soaker hoses are suggested to be installed within 18" of the exterior foundation and ran daily for 10-15 minutes to help ensure constant and consistent moisture content along all exterior foundation locations.

Roof Maintenance - It is suggested that a certified roof inspection be performed annually to help locate areas that may have been affected by storm damage or improper maintenance.

Caulking - All interior and exterior caulking will over time shrink, and or crack due to the change in temperature and or moisture levels. It is important that the customer maintain all caulking as needed.

Water Heater Maintenance - All Water Heaters installed should be flushed annually. If you have questions concerning how this is to be performed please contact a Blake Freeman Construction LLC representative.

Smoke Detector Maintenance - All smoke detectors should be cleaned with compressed air annually and batteries replaced every quarter.

Exterior Window Caulking - It is important that you check all exterior window caulking beads annually and maintain / re-caulk as needed to help prevent water penetration into the home.

Plumbing Fixture Maintenance - All filters should be removed from each fixture location annually and cleaned of any and all debris that may be have been trapped in the fixture filter.

Winter Maintenance - Wrap all hose bibs, cover any and all plants, and leave a small drip at all interior plumbing fixture locations in the case of a freeze.

Thank You,

Blake Freeman