



Welcome To Your New Blake Freeman Custom Home

Welcome to your new Blake Freeman Custom Home!

Whether this is a New Custom-Built Home built specifically for you, or one of our Inventory Homes 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 the homebuilding process and hope that 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, but as always if you have any questions, or concerns concerning your new home purchase please feel free to reach one of our representatives as is listed on the contact page contained within this packet.

Sincerely,

Blake Freeman Construction LLC.

Building The Best!



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 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. 1 YEAR MANUFACTURERS APPLIANCE WARRANTY TO COVER PARTS AND LABOR.
2. 2 YEAR WORKMANSHIP AND LABOR WARRANTY.
3. 2 YEAR ELECTRICAL WARRANTY TO COVER PARTS AND LABOR.
4. 2 YEAR PLUMBING WARRANTY TO COVER PARTS AND LABOR.
5. 2 YEAR HVAC MECHANICAL WARRANTY TO COVER PARTS AND LABOR.
6. 10 YEAR STRUCTURAL FOUNDATION COMPONENT WARRANTY

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

Blake Freeman
Blake Freeman Construction, LLC.
Showroom & Selection Center
112 South Main, St.
Godley, TX 76044
817-389-2584 "Office"
817-894-7808 "Cell"
817-389-2585 "Fax"

- Specializes in Custom Homes
- Residential Remodels
- New Commercial Construction
- Commercial Remodels
and General Contracting
- Fencing
- Decks
- Cedar Arbors
- Patio Covers
- Concrete Driveways, Sidewalks, Patios



BFC Contact Information

Office – (817) 389-2584

Office Fax – (817) 389-2585

Blake Freeman – (817) 894-7808
blake.freeman@blakefreemanconstruction.com

Kevin Johnson – 817-964-0266
kevin.johnson@blakefreemanconstruction.com

***Note: If for any reason you are unable to contact any of the BFC
Representatives listed above and have an Emergency
please call (682) 429-9488.**

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BFC Emergency

Contact Information

“Plumbing” John Powers (817) 999-1198

“HVAC” Air Masters (817) 558-4811

“Septic” Jabe Robinson (817) 614-3879

***Note: In the case of an Emergency “Water Leak, Septic Failure, or Loss of Heating and or Air Conditioning” please try to first contact a BFC Representative. If your attempt to reach a BFC Representative is unsuccessful, please contact the person and or persons listed above.**

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FREEZE NOTICE

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.

Sincerely,

Blake Freeman Freeman Construction LLC.



Top 10 Most Common Homeowner Maintenance Items

-HVAC Filter Replacement = Filters must be replaced every 30 days

-Exterior HVAC Equipment Maintenance = It is important that all exterior HVAC condensing units are 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 efficiency.

-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 run 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 maintains 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 all batteries are 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 all debris that may have been trapped in the fixture filter.

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

Sincerely,

Blake Freeman Construction LLC.



Top 10 Items Not Covered Under Your Warranty

- Plumbing Backups that arise 30 days after the date of Move In.
 - Settlement Cracks that do not exceed a 1/4" in Width.
 - Concrete Flatwork to include Driveways and Sidewalks.
 - Landscaping to include Irrigation Pipes, Irrigation Spray Heads, Sod, Landscape Bedding Materials, and Trees.
 - Sheetrock Nail Pops.
 - Shrinking and or Cracking of Caulk Joints.
 - Paint Touchups.
 - Window Condensation, unless the Condensation is between the Pane of a Window.
 - The Replacement of HVAC Filters.
 - The Replacement of Light Bulbs.
- *Please note that if more clarity is needed as to why the above listed items are not considered Warrantable, please contact a Blake Freeman Construction Representative.

Sincerely,
Blake Freeman Construction LLC.