



A warranty from a contractor who remodels your home or apartment typically is good for a 12-month period.

Once you're remodeling or renovation project is completed, the last thing you need is to have any type of problems with the contractor's actual work. A contractor's warranty protects his clients by guaranteeing that they will correct anything that was not installed by them correctly or damaged by them because of shoddy work. The typical length of the contractor's warranty is one year from the date of completion. A one-year warranty is a good length of time to discover any problems with your contractor's work.

Definition Of the Work Warranty?

Once your contractor finishes the scope of work agreed to by the contractor and owner in the contract should the property owner discover any problems such as imperfections on how the flooring was installed, any types of leaks in piping, electrical problems with outlets, switches, fixtures, wiring, etc. the work warranty will cover the cost to correct these types of repairs.

The original contractor should be notified of these things immediately since most likely he would be the one coming back to take care of any issues you may have. The warranty in general is considered a "work and materials" warranty because the contractor already agreed in his contract with the client to provide labor and materials needed to correct any issues during the typical 12-month warranty period. Usually at the end of a project there is a "punch list" of items which are either unfinished or need some type of correction or adjustment. This is expected on all larger projects. These are mostly small minor items which were just forgotten about during the actual work.

The Typical Work Warranty Length?

Again, usually the warranty period from a contractor to his client will be for a period of 1 year from the date of the completion of the project.

Work Warranty Coverage

Remodeling, renovation, or new construction warranties cover a variety of construction related issues and repairs; however they do not cover everything. Below is a general idea of what is covered and what is not.

What a Work Warranty Covers

Typically, a contractor's work warranty will cover anything that was not installed properly or was damaged due to poor workmanship or the wrong installation process. This could be something like new doors were installed and they don't close properly, or the door casings around the door were cut a little short and the contractor tried to correct this by adding tons of caulk in the gap prior to priming and painting. If they are wood stained casings, then you have no choice other than to change that piece.

What a Work Warranty Doesn't Cover

However, work warranties don't cover materials or appliances that fail on their own. Those are covered by manufacturer warranties. You may want to ask your contractor if they will provide labor to remove a failed appliance or fixture that is replaced through a manufacturer warranty.

Work warranties do not cover damage the homeowner causes. If you choose your own fixtures or materials for a project, a contractor is not responsible to warrant any work required if the items you selected failed, such as any type of water damage caused by a defective faucet you supplied to be installed by him.

Work warranties will also not cover engineered flooring where you leave your window or sliding glass doors open and it rains causing the water to pool up on your new flooring. This may cause the flooring to swell or buckle so the contractor will not take responsibility for this. There are many examples of things like this.

Your contractor will not be responsible if the homeowner abuses the new work that they completed for you in any way. It must be due to the contractor's negligence.