

PATRIOT CRAWL SPACE REPAIRS

MASTER WARRANTY AGREEMENT

Standard warranties, optional Plan warranties, requirements, limits, and exclusions

This Master Warranty Agreement summarizes the warranties used in Patriot's current Coastal Hybrid System guide and Contract Terms. Warranties begin after payment in full, apply only to work listed in the accepted Scope of Work, and require written notice during the applicable warranty period.

1. STANDARD WARRANTIES

STANDARD WARRANTY	TERM / COVERAGE
Workmanship	1 year. Patriot will correct a failure caused by its installation workmanship at no charge.
Vapor Barrier	25 years - transferable. Covers tearing, seam separation, and loss of vapor-blocking function. Normal staining, discoloration, and surface wear are not defects. Damage caused by people, pests, standing water, soil movement, or work by others is excluded.
Rodent Exclusion Materials	10 years - transferable. Covers failure of Patriot-installed screening and sealed entry points. If rodents enter through a covered point, Patriot will reseal it and repair resulting vapor-barrier damage. New openings and points outside the Scope of Work are excluded.
Air Sealing	10 years - transferable. Covers failure of Patriot-installed vent covers, penetration seals, and sealed gaps. New openings, work by others, and later foundation movement are excluded.
Aprilaire Dehumidifier	5-year manufacturer warranty. Aprilaire provides the equipment warranty. Patriot provides labor during the first year; later labor is handled under Warranty Service below.
Electrical	2 years. The installing electrician warrants the permitted dehumidifier circuit, outlet, central service light, and crawl-space light-string outlets. Patriot will coordinate service.
Crawl-Space Door	2 years. Covers material failure and separation of Patriot-installed seals.

2. OTHER WARRANTIES, WHEN INCLUDED

Structural Repair - 1 year, not transferable. Structural work listed in the Scope of Work is warranted for one year against workmanship failure. Earth movement, settlement, flooding, severe water intrusion, and cosmetic damage from lifting, leveling, drying, or normal building movement are excluded.

Foundation Steel Piers / Beams & Footings - 25-year material warranty. Foundation steel piers, steel I-beams, and engineered footing pads carry a 25-year material warranty when included in the Scope of Work.

Wood Repair Warranty. Preservation of repaired wood is subject to required moisture control and termite protection being maintained. Applicable wood-damage protection is described under the Plan Warranties below.

Other Mechanical Equipment. Equipment is covered by its stated manufacturer warranty. Labor outside a stated Patriot warranty is charged separately.

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OPTIONAL PLATINUM SERVICE PLAN WARRANTIES

Plan warranties remain effective only while the Annual Service Plan is active and required maintenance is performed.

3. PLAN WARRANTIES

Humidity Performance. With the dehumidifier operating continuously at 55% or below, Plan service current, and no new water intrusion, crawl-space humidity is warranted to remain at or below 60%. If it remains above 60% for 15 consecutive days, Patriot will inspect and correct a deficiency in Patriot-installed components at no charge.

Mold / Fungus Cleaning. If visible surface growth returns on accessible framing cleaned by Patriot, Patriot will reclean it at no charge, provided the dehumidifier and Plan have been maintained and no new water intrusion occurred. This is a surface-cleaning warranty, not whole-house mold remediation, complete fungus eradication, or a health warranty.

Wood Damage - \$10,000 property aggregate; \$5,000 per occurrence. Patriot will repair framing damage caused by fungal decay within these limits. Termite damage is included only when Patriot performed the full trench treatment and it has been maintained at 12-year intervals. The \$10,000 property limit does not reset after transfer, cancellation, reinstatement, or renewal. This warranty is unavailable for townhouses, duplexes, condominiums, or other attached dwellings.

Termite Protection. When Patriot performed the full trench treatment and it has been maintained at 12-year intervals, Patriot will treat later termite activity at no charge. Damage repair is limited by the Wood Damage Warranty. Twelve-year retreatment is quoted separately. This warranty is unavailable for attached dwellings.

4. PLATINUM SERVICE PLAN

\$49 per month by card or \$550 per year by upfront one-time payment. The Plan includes two service visits each year, dehumidifier filter service, condensate-line flushing, humidity-monitor batteries, crawl-space inspection with photographs, annual termite inspection, one WDI and moisture report when the property is sold, and no service fee on covered warranty visits.

Plan fees may increase on 60 days' notice. Either party may cancel on 60 days' written notice. Plan Warranties end when the Plan ends and may be reinstated only after inspection and any required corrective work at the Owner's expense.

5. REQUIRED MAINTENANCE

The Owner must keep the dehumidifier operating continuously at 55% or below, service its filter and condensate line at least annually, keep the humidity monitor working, correct new water intrusion, and provide access for service. Patriot performs this maintenance while the Plan is active.

6. WARRANTY SERVICE

Warranty visits are free during the first year. Beginning in year two, covered visits are free with an active Plan and \$300 per visit without one. Covered visits include minor repairs such as patching, reseaming, and resealing. Flooding, groundwater, pest infestation outside an expressly covered point, damage by others, or work beyond the warranty is quoted separately.

7. TRANSFER

A Standard Warranty identified above as transferable passes to a later owner if Patriot receives written notice within 30 days after transfer. Plan Warranties transfer only if the new owner assumes the Plan within 30 days. Prior use of the Wood Damage Warranty remains charged against the \$10,000 property limit.

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WARRANTY REQUIREMENTS & EXCLUSIONS

These provisions apply to Standard and Plan warranties unless a specific warranty states otherwise.

8. GROUNDWATER AND BULK WATER

A pinned vapor barrier controls ground vapor and allows incidental water to pass beneath it. It is not a drainage system and does not correct standing water, flooding, or recurring groundwater intrusion. When those conditions exist or develop, drainage is required and quoted separately.

9. WARRANTY EXCLUSIONS

Unless expressly covered by a warranty above, coverage does not include:

- Concealed areas or work, materials, equipment, insulation, ductwork, or HVAC components outside the Scope of Work.
- Pre-existing damage or conditions.
- Airborne spores, indoor-air quality, wood-moisture readings, odors, or health conditions.
- Plumbing, roof, wall, or HVAC leaks; condensation from other equipment; or humidity introduced from the living space.
- Groundwater, standing water, flooding, bulk-water intrusion, fire, storm, or natural disaster.
- Damage caused by rodents, insects, owners, occupants, visitors, or other contractors, except where a specific warranty expressly provides coverage.
- Components altered, moved, modified, or repaired by others.
- Failure to operate or maintain the system as required.

10. NOTICE AND RIGHT TO CURE

The Owner must promptly report a problem in writing and allow Patriot a reasonable opportunity to inspect and correct covered work. If Patriot is responsible, it will begin correction within 14 days after written notice and agreement on the remedy and will complete the correction within a reasonable time.

11. COMPLETE CONTRACT TERMS CONTROL

This document is a warranty summary intended to match Patriot's current Coastal Hybrid System guide and Contract Terms. The accepted Scope of Work, Contract Terms, and signed Change Orders govern the project. If a summary statement here conflicts with the signed Contract Terms for a particular project, the signed Contract Terms control.

WARRANTY CLAIMS

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