



1106 South 23rd Street, Bismarck ND 58504
Parker Pladson - (701) 290-6734
parker@venturebuildingcompany.com

New Homeowner's Manual
Limited Warranty Policy of Newly Constructed Home (One Year Coverage)

Homeowner: _____

Property Address: _____

Closing Date/Effective Date of Warranty Coverage: _____

All warranty claims must be submitted online through Builder Trend at www.buildertrend.net.
To retrieve your login information, please e-mail venturebuildingcompany@gmail.com.

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Terms and Conditions

A. Definitions

To help you better understand your Limited Warranty Policy, please refer to the following list of definitions which apply.

1. Administrator

Venture Building Company is the Administrator in Year One of this Limited Warranty.

2. Appliances and Items of Equipment, including Attachments and Appurtenances

Water heaters, pumps, stoves, refrigerators, compactors, garbage disposals, ranges, dishwashers, washers and dryers, bathtubs, sinks, commodes, faucets, light fixtures, switches, outlets, thermostats, furnaces, and oil takes, humidifiers, oil purifiers, air conditioning materials, sprinkler systems and similar items.

3. Cooling, Ventilating, and Heating Systems (HVAC)

All ductwork, refrigerant lines, steam and water pipes, register, convectors and dampers.

4. Defect

A condition of any item warranted by this Limited Warranty which exceeds the allowable tolerance specified. Failure to complete construction of the Home in whole or in part, is not considered a Defect.

5. Electrical Systems

All wiring, electrical boxes and connections up to the house side of the meter base.

6. Home

The single family dwelling identified on the front of this Limited Warranty.

7. Limited Warranty

The terms and conditions contained in this manual, including any applicable addenda.

8. Major Structural Defects

All of the following conditions must be met to constitute a Major Structural Defect:

- a. actual physical damage to one or more of the following specified load-bearing components of the Home;
- b. causing the failure of the specific major structural components; and
- c. which affects its load-bearing function to the degree that it materially affects the physical safety of the occupants of the Home.

Load-bearing components of the Home deemed to have MSD potential:

- (1) roof framing members (rafters and trusses)
- (2) floor framing members
- (3) bearing walls
- (4) columns
- (5) lintels (other than lintels supporting veneers)
- (6) girders
- (7) load-bearing beams
- (8) foundation systems and footings

Examples of non-load-bearing elements deemed NOT to have MSD potential:

- (1) non-load-bearing partitions and walls
- (2) wall tile or paper
- (3) plaster, laths, or drywall
- (4) flooring and subflooring materials
- (5) brick, stucco, stone, veneer, or exterior wall sheathing
- (6) any type of exterior siding
- (7) roof shingles, sheathing, and tar paper
- (8) HVAC, Electrical, Plumbing, and mechanical systems

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(8) Appliances, fixtures, or Items of Equipment

(9) doors, windows, trim, cabinets, hardware, insulation, paint and stains

9. Plumbing Systems

All pipes located within the Home and their fittings, including gas supply lines and vent pipes.

10. Purchaser

You. The Purchaser includes the first buyer of the warranted Home and any and all subsequent Owners who take the title within the warranty period.

11. Warrantor

Venture Building Company is the Warrantor in Year One of this Limited Warranty.

12. Water Supply System (Private or Public)

This system includes, but is not limited to, all supply and distribution pipes, fittings, valves, pumps and wells, outside the exterior wall of the Home which supply water to the Home.

B. Introduction to the Limited Warranty

This manual provides specific details, conditions, and limitations of the Limited Warranty including procedures for requesting warranty performance and for binding arbitration, in accordance with the procedures of the Federal Arbitration Act. Read this document in its entirety to understand the protection it affords, the exclusions applicable to it, the Warranty Standards which determine its interpretations and operation and your responsibilities.

This is NOT an insurance policy, a maintenance agreement, or a service contract. It is an explanation of what you, the Purchaser, can expect from this Limited Warranty.

Appliances and Equipment included in this Home are not warranted under this Limited Warranty but may be covered by separate warranties provided by the manufacturer. These warranties will be passed on to you by the Builder at closing and are separate from this Limited Warranty.

You are responsible for the maintenance of your new Home. General and preventative maintenance are required to prolong the life of your new Home.

C. The Limited Warranty.

Actions taken to cure Defects will NOT extend the periods of specified coverage in this Limited Warranty.

Only warranted elements which are specifically designated in the Warranty Standards are covered by this Limited Warranty.

The Warrantor has the choice to repair, replace, or pay the reasonable cost to repair or replace warranted items which do not meet Warrant Standards and are not excluded in the Limited Warranty.

D. Coverage

ONE YEAR COVERAGE. The Builder warrants that for a period of one (1) year after the Effective Date of Warranty, warranted items will function and operate as presented in the Warranty Standards. Coverage is ONLY available where specific Standards and Actions are represented in this Limited Warranty.

E. Conditions

You must provide reasonable weekday access during normal business hours to inspect the condition of your home and to perform warranty obligations. Failure to provide reasonable access may relieve the Contractor of its obligations to fulfill requests under this Limited Warranty.

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Before undertaking any non-emergency repair, instituting any action for breach of warranty, or an improvement with a value exceeding two thousand dollars; the purchaser or owner shall give the Contractor written notice within six (6) months after knowledge of the defect, advising the Contractor of any defect and giving the contractor a reasonable time to comply with this section. Within a reasonable time after receiving the notice, the contractor shall inspect the defect and provide a response to the purchaser or owner, and, if appropriate, remedy the defect within a reasonable time thereafter. The contractor shall provide the purchaser or owner written notice of the requirements of this section at the time of closing for the property or, in the case of an improvement, at the time of completion of the improvement. For the purposes of this section, "reasonable time" means within ninety (90) business days after the notice is mailed or any shorter period of time as may be appropriate under the circumstances.

Warranty requests must be submitted online through Builder Trend at www.buildertrend.net. To retrieve your login information or for questions about submitting your warranty request online, please contact Kali Ann Bauer at (701) 578-5952 or e-mail venturebuildingcompany@gmail.com. For additional questions prior to filing a warranty claim, please contact Parker Pladson at (701) 290-6734 or Construction Superintendent Kevin McBride at (701) 390-8184.

F. Exclusions

The following are NOT covered under this Limited Warranty:

1. Loss or damage:
 - a. to land
 - b. to the Home, persons, or property directly or indirectly caused by insects, birds, rodents, wild or domestic animals
 - c. which arises while the Home is used primarily for non-residential purposes
 - d. which is covered by any other insurance or for which compensation is granted by Legislation
 - e. resulting directly or indirectly from flood, surface water, waves, tidal water, overflow of any body of water, or spray from any of these (whether or not driven by wind), water which backs up from sewer or drains, changes in the water table which were not reasonably foreseeable, water below the surface of the ground (including water which exerts pressure on or seeps or leaks through a building, sidewalk, driveway, foundation, swimming pool or other structure), wetlands, springs or aquifers.
 - f. from normal deterioration or wear and tear
 - g. after Year One, to, resulting from, or made worse by all components of structurally attached decks, balconies, patios, porches, stoops, porch roofs and porticos
 - h. after Year One, to, resulting from, or made worse by elements of the Home which are constructed separate from foundation walls or other structural elements of the Home such as, but not limited to, chimneys and concrete floors of basements and attached garages.
 - i. to wiring, to and between communication devices from the source of power, whether or not connected to the interior wiring system of the Home. Such devices shall include, but not be limited to, telephone systems, television cable and/or satellite systems, intercom systems, computer systems, and security systems. Sources of power shall include, but not be limited to, service entrance conductors, switches, outlets, receptacles and junction boxes.
 - j. to, or caused by, recreational facilities, driveways, walkways, patios, porches and stoops not structurally attached, decks and balconies which are not bolted to or cantilevered from the main structure of the Home; boundary and/or retaining walls, bulkheads, fences, landscaping, sodding, seeding, shrubs, trees and plantings; subsurface drainage systems (other than footer drains); lawn sprinkler systems; off-site improvements, including streets, sidewalks, adjacent property and the like; or any other improvements not part of the Home itself.
2. Loss or damage resulting from, or made worse by:

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- a. changes in grading of the property surrounding the Home by anyone except your Builder or its employees, agents, or subcontractors
 - b. changes in grading caused by erosion
 - c. modifications or additions to the Home, or property under or around the Home, made after the Effective Date of Warranty (other than changes made in order to meet the obligations of this Limited Warranty)
 - d. intrusion of water into crawl spaces
 - e. the weight and/or performance of any type of waterbed or any other furnishing which exceeds the load-bearing design of the Home
 - f. the presence or consequence of unacceptable levels of radon, formaldehyde, carcinogenic substances or other pollutants and contaminants, or the presence of hazardous or toxic materials resulting in the inhabitability or health risk within the Home
 - g. acts or omissions by you, your agents, employees, licensees, invitees, accidents, riots, civil commotion, nuclear hazards, acts of God or nature, fire, explosion, blasting, smoke, drought, water escape, windstorms, tropical storms, hurricanes, hail, lightning, ice, snow, falling trees, aircraft, vehicles, flood, mudslides, sink holes, mine subsidence, faults, crevices, earthquake, land shock waves, volcanic eruption, or manmade events such as war, terrorism, or vandalism
 - h. your failure to perform routine maintenance
 - i. your failure to minimize or prevent such loss or damage in a timely manner
 - j. defects in, but not limited to, recreational facilities, driveways, walkways, patios, porches and stoops not structurally attached, decks and balconies which are not bolted to or cantilevered from the main structure of the Home; boundary and/or retaining walls, bulkheads, fences, landscaping, sodding, seeding, shrubs, trees and plantings; subsurface drainage systems (other than footer drains); lawn sprinkler systems; off-site improvements, including streets, sidewalks, adjacent property and the like; or any other improvements not part of the Home itself
 - k. defects in detached garages or outbuildings (except those which contain Plumbing, Electrical, HVAC serving the Home, and then only to the extent where Defects would affect those systems). A detached garage is one which is constructed on its own foundation, separate and apart from the foundation of the Home. A breezeway, fence, utility line, or similar union shall not cause a garage or outbuilding to be considered attached.
 - l. negligent maintenance or operation of the Home and its systems by anyone other than your Builder or its agents, employees, or subcontractors
 - m. any portion of a Water Supply System, private or public, including design*
 - n. quality and portability of water
 - o. any portion of a Sewage Disposal System, private or public, including design*
 - p. dampness, condensation, or heat buildup caused by your failure to maintain proper ventilation*
3. The removal and/or replacement of items specifically excluded from coverage under this Limited Warranty, such as landscaping, personal property, and items originally not installed by the Contractor, is authorized where removal and/or replacement are required to execute a repair.
 4. Sound transmission and sound proofing between rooms or floor levels
 5. Appliances and Equipment included in the Home are not warranted under this Limited Warranty but may be covered by separate warranties provided by the manufacturer or supplier. These warranties are passed from the Builder at closing and are separate from this Limited Warranty. Damage caused by improper maintenance or operation, negligence, or improper service of these items by you or your agent will not be covered under this Limited Warranty.

Warranty Standards

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New Homeowner's Manual
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<i>Observation</i>	<i>Action Required</i>	<i>Comments</i>
Concrete Walls & Floors		
Cracks appear in control joints.	No action required.	The expansion/contraction joint is placed to control cracking. This is not a deficiency.
Uneven concrete floors in finished areas of basement.	Builder will correct areas in which defect exceeds 3/8" within a 32" measurement.	In rooms not initially finished as living areas or where floor or portion of floor surface has been designed for specific drainage purposes, a slope which exceeds 3/8" within a 32" measurement is not a deficiency.
Cracks in poured concrete foundation walls.	Builder will correct cracks which exceed 1/4" width.	Shrinkage cracks are common and should be expected. Surface patching and epoxy injections are examples of acceptable repair methods.
Cracks in block or veneer wall.	Builder will correct cracks which exceed 1/4" width.	Some cracks are common through masonry and mortar joints. Cracks 1/4" or less are considered routine Owner maintenance.
Leaks resulting in actual flow or trickling of water through wall or floor, causing an accumulation.	Builder will correct.	A one-time occurrence may not indicate a defect. Owner must maintain proper grading around the home and maintain any surface water control systems installed by the Builder. Dampness/condensation are normal conditions and not covered.
Disintegration of the concrete floor surface.	Builder will correct disintegrated surfaces caused by improper placement of concrete.	Disintegration caused by erosion due to salt, chemicals, implements used and other factors beyond Builder's control is not a warranted deficiency.
Cracks in concrete floor which rupture or significantly impair performance of floor covering.	Builder will correct so defect is not readily noticeable when floor covering is in place.	Minor impressions in floor covering are not considered significant imperfections.
Cracks in concrete floor of unfinished area or in areas not designed for living.	Builder will correct cracks which exceed 1/4" width or vertical displacement.	Surface patching and epoxy injections are examples of acceptable repair methods. Shrinkage cracks are common and should be expected.
Condensation on walls, joists, support columns, and other components of basement area.	No action required.	Maintaining adequate ventilation and moisture control is considered Owner maintenance.

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<p><u>Exterior Concrete Slabs</u> Disintegration of exterior concrete slabs</p>	Builder will correct disintegrated surfaces caused by improper placement of concrete.	Disintegration caused by erosion due to salt, chemicals, implements used and other factors beyond Builder's control is not a warranted deficiency.
Cracks in exterior concrete slabs	No action required.	Shrinkage cracks are common and should be expected.
<p><u>Garage Concrete Slabs</u> Disintegration of the concrete floor surface</p>	Builder will correct disintegrated surfaces caused by improper placement of concrete.	Disintegration caused by erosion due to salt, chemicals, implements used and other factors beyond Builder's control is not a warranted deficiency.
Cracks in concrete floor of unfinished area or in areas not designed for living.	Builder will correct cracks which exceed ¼" width or vertical displacement.	Surface patching and epoxy injections are examples of acceptable repair methods. Shrinkage cracks are common and should be expected.
Cracks in attached garage slab.	Builder will correct cracks which exceed ¼" in width or vertical displacement.	Surface patching and epoxy injections are examples of acceptable repair methods. Shrinkage cracks are common and should be expected.
<p><u>Foundation: Crawl Space</u> Cracks in poured concrete foundation walls.</p>	Builder will correct any crack which exceeds ¼" in width.	Surface patching and epoxy injections are examples of acceptable repair methods. Shrinkage cracks of ¼" or less are common and are expected.
Cracks in block or veneer wall.	Builder will correct cracks greater than ¼" in width.	Surface patching and epoxy injections are examples of acceptable repair methods. Shrinkage cracks of ¼" or less are common and are expected.
Inadequate ventilation.	Builder will install properly sized louvers or vents.	Maintaining adequate ventilation and moisture control, including seasonal adjustment of vent openings, is considered Owner maintenance.
Condensation on walls, joists, support columns, and other components of area.	No action required.	Maintaining adequate ventilation and moisture control is considered Owner maintenance.
<p><u>Foundations Slab on Grade</u> Cracks appear at control joints.</p>	No action required.	Expansion/contraction joint is placed to control cracking. This is not a deficiency.

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Uneven concrete floors in finished areas.	Builder will correct areas in which defect exceeds 3/8" within a 32" measurement.	In rooms not initially finished as living areas or where floor or portion of floor surface has been designed for specific drainage purposes, a slope which exceeds 3/8" within a 32" measurement is acceptable.
Disintegration of concrete floor surface.	Builder will correct disintegrated surfaces caused by improper placement of concrete.	Maintaining adequate ventilation and moisture control, including seasonal adjustment of vent openings, is considered Owner maintenance.
Crack in concrete floor which ruptures or significantly impairs performance of floor covering.	Builder will correct so defect is not readily noticeable when floor covering is in place.	Minor impressions are not considered significant imperfections.
Cracks in visible face of foundation.	Builder will correct cracks in excess of 1/4" in width.	Surface patching and epoxy injections are examples of acceptable repair methods. Shrinkage cracks are common and should be expected.
<u>Framing: Ceiling</u> Uneven ceiling.	Builder will correct if unevenness exceeds 1/4" within a 32" measurement.	Some minor framing imperfections should be expected.
<u>Framing: Floor</u> High and low areas.	Builder will correct if high or low areas exceed 1/4" within a 32" measurement.	Some minor framing imperfections should be expected.
Floor squeaks.	Builder will correct if caused by a defective joist or improperly installed subfloor. Builder will take corrective action to reduce squeaking to the extent possible within reasonable repair capability without removing floor or ceiling finishes.	A large area of floor squeaks which is noticeable, loud, and objectionable is a defect. A squeak-proof floor cannot be guaranteed. Lumber shrinkage as well as temperature and humidity changes may cause squeaks.
<u>Framing: Roof</u> Split or warped rafters or trusses.	No action required.	Some splitting and warping is normal and is caused by high temperature effects on the lumber.
<u>Framing: Wall</u> Bow or bulge.	Builder will correct if bow or bulge exceeds 1/2" within 32" horizontal or vertical measurement.	Minor framing imperfections should be expected.
Out of plumb.	Builder will correct where out of plumb condition exceeds 3/4" within 8' vertical measurement.	Minor framing imperfections should be expected.

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Out of square.	No action required.	A wall out of square is not a defect.
<u>Exterior: Wood & Decking</u>		
Wood twisting, warping or splitting.	Builder will correct only if due to improper installation.	Twisting, warping or splitting of wood deck material is normal due to exposure to the elements. Owner maintenance is required.
Settlement.	Builder will correct slope of deck which exceeds a ratio of 2" in a 10' measurement.	Some slope is often provided to allow for water drainage.
Loose railing or post.	Builder will correct if due to improper installation.	Owner maintenance is required.
<u>Exterior: Doors</u>		
Binds, sticks, or does not latch.	Builder will correct if caused by faulty workmanship or materials.	Seasonal changes may cause doors to expand/contract, and are usually temporary conditions.
Wood door panel shrinks.	No action required.	Panels will shrink/expand and may expose unfinished surfaces.
Warping.	Builder will correct warping which exceeds ¼" measured vertically, horizontally, or diagonally.	Seasonal changes may cause doors to expand/contract, and are usually temporary conditions.
Separation between door and weather stripping.	Builder will correct if daylight is visible or if entrance of elements occurs under normal conditions.	Even with properly installed weather stripping, some movement of the door when closed may be expected. Owner maintenance is required for minor alterations and adjustable thresholds and other parts of the door.
Overhead garage door fails to operate or allows rain/snow to leak through.	Builder will correct garage doors which do not fit or operate properly.	Some entrance of elements can be expected and is not considered a deficiency. If Owner installs a garage door opener, Builder is not responsible for operation of door.
<u>Exterior: Roofing</u>		
Roof and roof flashing leaks.	Builder will correct active and current leaks that occur under normal conditions.	No action is required if leak is due to snow or ice buildup, high winds, or driving rains. Prevention of snow or ice buildup is the Owner's responsibility. Substantiation of an active and current leak is the Owner's responsibility.

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Lifted, torn, curled, or cupped shingles.	No action required.	Owner maintenance is required. Cupping in excess of ½" should be reported to the manufacturer.
Shingles that have blown off.	Builder will correct affected area if due to poor installation.	Shingles shall not blow off in winds less than the manufacturer's specifications.
Inadequate ventilation.	Builder will provide adequate ventilation.	Moisture accumulation in attics which are not adequately vented is a deficiency. Owner is responsible for keeping vents clear of obstructions to promote air flow.
Water stays in gutters.	Builder will correct to limit standing water depth at 1"	Owner is responsible for keeping gutters and downspouts clean.
Gutter or downspout leaks.	Builder will correct leaks at connections.	Owner is responsible for keeping gutters and downspouts clean. Gutters may overflow during heavy rains.
<u>Exterior: Site Work</u> Standing water within 10' of the foundation.	Builder will correct water which stands for more than 24 hours or more than 48 hours in swales.	Standing water beyond the 10' perimeter of the foundation is not covered. Owner is responsible for establishing and maintaining adequate ground cover.
Settling of ground around foundation walls, utility trenches or other filled areas on property where there has been excavation and backfill which affected foundation drainage.	If final grading was performed by Builder, Builder will replace fill in excessively settled areas only once.*	If settlement does not exceed 6" it is Owner's responsibility to fill affected areas. The party responsible for establishing the final grade shall provide for positive drainage away from foundation. Owner is responsible for establishing and maintaining adequate ground cover.
<u>Exterior: Stoop, Porch, Patio</u> Settlement, heaving or movement.	Builder will correct if movement exceeds 1" from the Home for stoops, porches and patios which are structurally attached.	Stoops, porches and patios which are poured separately are not covered.
Concrete splatters on adjacent surfaces.	Builder will correct only if damage is documented prior to occupancy.	Owner is responsible for establishing a pre-closing walkthrough inspection list.

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<p><u>Exterior: Wall Covering</u></p> <p>Entrance of elements through separations of wood, hardboard, or fiber cement siding or trim joins, or separation between trim and surfaces of masonry or siding.</p>	<p>Builder will correct entrance of elements or separations exceeding 3/8" by caulking or other methods</p>	<p>Any separations 3/8" or less are considered routine Owner maintenance.</p>
<p>Cracks in stucco or similar synthetic based finishes.</p>	<p>Builder will correct cracks which exceed 1/8" width</p>	<p>Caulking and touch up painting are examples of acceptable repair methods. Builder is not responsible for exact color, texture, or finish matches. Hairline cracks are common.</p>
<p>Siding materials become detached from the Home.</p>	<p>Builder will correct affected area if due to improper workmanship or materials</p>	<p>Separated, loose, or delaminated siding can be due to improper maintenance and is not considered a defect.</p>
<p>Aluminum or vinyl siding is bowed or wavy.</p>	<p>Builder is responsible only if installed improperly and waves or bowing exceed 1/2" within a 32" measurement</p>	<p>Check your manufacturer's warranty on this product for coverage regarding dents, holes, wind specifications, etc.</p>
<p>Paint or stain peels or deteriorates.</p>	<p>Builder will correct. If 75% of a particular wall is affected, entire wall will be corrected.</p>	<p>Some fading is normal due to weathering. Mildew and fungus on exterior surfaces are caused by climatic conditions and are considered routine maintenance. Varnish or lacquer deteriorates quickly and is not covered.</p>
<p>Paint splatters and smears on other surfaces.</p>	<p>Builder will correct only if damage is documented prior to occupancy.</p>	<p>Owner is responsible for establishing a closing walkthrough inspection list.</p>
<p>Faulty application of paint on wall and trim surfaces.</p>	<p>Builder will correct affected area. If greater than 75% of wall or trim piece is affected, entire surface will be corrected.</p>	<p>Some minor imperfections such as over-spray, brush marks, etc. are common and should be expected.</p>
<p>Knot holes bleed through paint or stain.</p>	<p>Builder will correct affected area where excessive bleeding of knots appear.</p>	<p>Knot holes will be apparent depending on the quality of material used.</p>
<p>Vent or louver leaks.</p>	<p>Builder will correct if caused by improper installation.</p>	<p>Properly installed louvers or vents may at times allow rain or snow to enter under strong wind conditions and is not a deficiency.</p>
<p>Cracks in masonry, veneer, stone, etc.</p>	<p>Builder will correct cracks which exceed 1/4" width.</p>	<p>Cracks are common through masonry and mortar joints. Cracks 1/4" or less are considered routine maintenance.</p>

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<u>Exterior: Windows</u>		
Condensation or frost on interior window surface.	No action required.	Condensation is relative to the quality and type of windows. Temperature differences and individual living habits will cause condensation.
Clouding or condensation between panes of glass.	Builder will correct only if damage is documented prior to occupancy.	Owner is responsible for establishing a closing walkthrough inspection list.
Glass breakage.	Builder will correct only if damage is documented prior to occupancy.	Owner is responsible for establishing a closing walkthrough inspection list.
Excessive drafts and leaks.	Builder will correct poorly fitted windows.	Relative to the quality and type of windows, drafts are sometimes noticeable around windows, especially during high winds. It may be necessary for the Owner to have storm windows installed to provide a satisfactory solution in high wind areas. All caulking materials expand and contract due to temperature variation and dissimilar materials. Maintenance of weather stripping is Owner's responsibility.
Difficult to open, close, or lock.	Builder will correct.	Windows should open, close, and lock with reasonable pressure.
<u>Interior: Doors</u>		
Latch is loose or rattles.	No action required.	Some minor movement should be expected.
Binds, sticks, or does not latch.	Builder will correct if due to faulty workmanship and materials.	Seasonal changes may cause doors to expand and contract, and are usually temporary conditions.
Warping.	Builder will correct warping which exceeds ¼" measured vertically, horizontally, or diagonally.	Seasonal changes may cause doors to expand and contract, and are usually temporary conditions.
Excessive opening at bottom.	Builder will correct gaps in excess of 1 ½" between bottom of door and finished floor or 2" between bottom of closet door and finished floor.	Gaps under doors are intended for air flow.
Rubs on carpet.	Builder will correct.	Builder is not responsible if Owner installs carpet.

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<p><u>Interior: Walls, Ceilings, Surfaces, Finishes, and Trims</u> Cracks and separations in drywall, lath or plaster; nail pops.</p>	<p>Builder will correct cracks in excess of 1/8" in width. Builder will correct nail pops which have broken finished surface. Repair cracks and/or nail pops and touch up paint to match as close as possible, one time only. Such conditions should be reported near the end of Year one of the warranty period to allow for normal movement of the Home.</p>	<p>Minor seam separations and cracks, and other slight imperfections, are common and should be expected. Minor depressions and slight mounds at the nail heads are not defects.</p>
<p>Peeling of wallpaper.</p>	<p>Builder will correct if not due to Owner negligence or abuses.</p>	<p>Builder is not responsible for wallpaper installed by Owner. Owner is responsible for maintaining adequate ventilation in areas of high humidity.</p>
<p>Separated seams in wallpaper.</p>	<p>Builder will correct if wall surface is readily visible.</p>	<p>Minor imperfections are expected.</p>
<p>Lumps, ridges, and nail pops in wallboard which appear after Owner has wall covering installed by himself or others.</p>	<p>No action required.</p>	<p>Owner should ensure that surface to be covered is suitable for installation of wall covering.</p>
<p>Surface deficiencies in finished woodwork.</p>	<p>Builder will correct readily apparent splits, cracks, hammer marks, and exposed nail heads only if documented prior to occupancy.</p>	<p>Owner is responsible for establishing a closing walkthrough inspection list.</p>
<p>Gaps between trim and adjacent surfaces, and gaps at trim joints.</p>	<p>Builder will correct gaps in excess of 1/8" at trim joints and 1/4" between trim and adjacent surfaces.</p>	<p>Some separation due to lumber shrinkage is normal and should be expected.</p>
<p>Cracks in ceramic grout joints.</p>	<p>Builder will correct cracks in excess of 1/8" one time only.</p>	<p>Cracking of grout joints is common and considered routine Owner maintenance unless excessive.</p>
<p>Ceramic tile cracks or becomes loose.</p>	<p>Builder will correct only if documented prior to occupancy.</p>	<p>Owner is responsible for establishing a closing walkthrough inspection list.</p>
<p>Cracking or deterioration of caulking.</p>	<p>NO action required.</p>	<p>All interior caulking shrinks and deteriorates. Owner maintenance is required.</p>

All warranty claims must be submitted online through Builder Trend at www.buildertrend.net.
To retrieve your login information, please e-mail venturebuildingcompany@gmail.com.

New Homeowner's Manual
Limited Warranty Policy of Newly Constructed Home (One Year Coverage)

<i>Observation</i>	<i>Action Required</i>	<i>Comments</i>
Wall or trim surfaces visible through paint.	Builder will correct affected area. If greater than 75% of wall, trim piece, or ceiling is affected, entire surface will be corrected. The surface being painted shall not show through new paint when viewed from a distance of 6 feet under normal lighting conditions.	Some minor imperfections such as over-spray, brush marks, etc. are common and should be expected.
<u>Interior: Floor Covering</u>		
Resilient flooring comes loose at edges.	Builder will correct.	Owner maintenance is required.
Gaps at seams of resilient flooring.	Builder will correct gaps of similar materials in excess of 1/8" and 3/16" where dissimilar materials abut.	Minor gaps should be expected.
Fastener pops through resilient flooring.	Builder will correct affected area where fastener has broken through floor covering.	Sharp objects such as high heels, table and chair legs, can cause similar problems and are not covered.
Depressions or ridges in resilient flooring at seams of subflooring.	Builder will correct depressions or ridges which exceed 1/8" in height or depth.	This is determined by placing a 6" straight edge over ridge or depression, with 3" on either side, and measuring height or depth at subflooring seam.
Cuts and gouges in any floor covering.	Builder will correct only if documented prior to occupancy.	Owner is responsible for establishing a closing walkthrough inspection list.
Hollow sounding marble or tile.	No action required.	Hollow sounding marble or tile is not a deficiency of construction and is not covered under this warranty.
Fades, stains, or discoloration.	Builder will correct stains or spots only if documented prior to occupancy.	Fading is not a deficiency. Owner is responsible for establishing a closing walkthrough inspection list.
Premature wearing of carpet.	No action required.	Excessive wear in high traffic areas such as entryways and hallways is normal. Wearability is directly related to quality of carpet.
Visible gaps at carpet seams.	Builder will correct gaps.	
Carpet becomes loose or buckles.	Builder will correct one time only.	Some stretching is normal. Owner should exercise care in moving furniture.
<u>Mechanical: Electrical</u>		
Circuit breakers trip excessively.	Builder will correct if tripping occurs under normal usage.	Ground Fault Circuit Interrupters (GFCI) are intended to trip as a safety factor. Tripping that occurs under abnormal use is not covered.

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Outlets, switches, or fixtures malfunction.	Builder will correct if caused by defective workmanship or materials.	Owner should exercise routine care and maintenance. Replacement of light bulbs is Owner's responsibility.
<u>Mechanical: Heating/Cooling</u> Condensation lines clog under normal use.	No action required.	Condensations lines will clog under normal conditions. Continued operation of drain line requires Owner maintenance.
Noisy duct work.	Builder will correct oil canning noise if caused by improper installation.	When metal heats and cools, ticking and cracking may occur and are not covered.
Insufficient heating.	Builder will correct if heating system cannot maintain a 70 degree Fahrenheit temperature, under normal operating and weather conditions. Temperature is measured at a point 5' above center of main floor in affected areas. All rooms may vary in temperature by as much as 4-8 degrees.	Orientation, location of rooms and vents will also provide a temperature differential. There may be periods when outdoor temperature falls below design temperature, thereby lowering temperature in the Home. Certain aspects of the Home including, but not limited to, expansive stairways, open foyers, sunrooms, and cathedral ceilings may cause abnormal variation from these Standards and are not covered.
Insufficient cooling.	Builder will correct if cooling system cannot maintain a 78 degree Fahrenheit temperature, under normal operating and weather conditions. Temperature is measured at a point 5' above center of main floor in affected areas. On excessively hot days where outside temperature exceeds 95 degrees Fahrenheit, a difference of 17 degrees from outside temperature will be difficult to maintain. All rooms may vary in temperature by as much as 4-8 degrees.	Orientation of the Home, location of rooms and location of vents will also provide a temperature differential. There may be periods when outdoor temperature falls below design temperature, thereby lowering temperature in the Home. Certain aspects of the Home including, but not limited to, expansive stairways, open foyers, sunrooms, and cathedral ceilings may cause abnormal variation from these Standards and are not covered.
Refrigerant line leaks.	Builder will correct.	Owner maintenance is required.
<u>Mechanical: Plumbing</u> Pipe freezes and bursts	Builder will correct if due to faulty workmanship or materials.	Proper winterization of pipes is considered routine maintenance and Owner should maintain suitable temperatures inside the Home.

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New Homeowner's Manual
Limited Warranty Policy of Newly Constructed Home (One Year Coverage)

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Noisy water pipe.	Builder will correct hammering noise if caused by improper installation.	Some noise can be expected due to flow of water and pipe expansion. This is not a defect.
Plumbing fixtures and trim fittings leak or malfunction.	Builder will correct if due to faulty workmanship and materials.	Owner maintenance is required. Scratches, tarnishes, or marring must be noted on a closing walkthrough inspection list.
Damaged or defective plumbing fixtures and trim fittings.	Builder will correct only if documented prior to occupancy.	Owner is responsible for establishing a closing walkthrough inspection list. These defects may be covered under the manufacturer's warranty.
<u>Specialties: Bathroom & Kitchen</u>		
Cabinet separates from wall or ceiling.	Builder will correct separation in excess of ¼".	Some separation is normal. Caulking is an acceptable method of repair.
Crack in door panel.	Builder will correct only if documented prior to occupancy.	Owner is responsible for establishing a closing walkthrough inspection list.
Warping of cabinet door or drawer front.	Builder will correct if warp exceeds 3/8" as measured from cabinet frame.	Seasonal changes may cause warping and may be a temporary condition.
Doors or drawers do not operate.	Builder will correct.	Owner maintenance is required.
Chips, cracks, scratches on countertop, cabinet fixture or fitting.	Builder will correct only if documented prior to occupancy.	Owner is responsible for establishing a closing walkthrough inspection list.
Delamination of countertop or cabinet.	Builder will correct only if documented prior to occupancy.	Owner is responsible for establishing a closing walkthrough inspection list.
Cracks or chips in fixture.	Builder will correct only if documented prior to occupancy.	Owner is responsible for establishing a closing walkthrough inspection list.
<u>Specialties: Chimney/Fireplace</u>		
Exterior and interior masonry veneer cracks.	Builder will correct cracks in excess of ¼" width.	Some cracks are common in masonry and mortar joints. Cracks ¼" width or less are considered Owner maintenance.
Firebox color is changed; accumulation of residue in chimney or flue.	No action required.	Owner maintenance is required.
Chimney separates from Home.	Builder will correct separation in excess of ½" within 10'.	Newly built chimneys will often incur slight amounts of separation.

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New Homeowner's Manual
 Limited Warranty Policy of Newly Constructed Home (One Year Coverage)

<i>Observation</i>	<i>Action Required</i>	<i>Comments</i>
Smoke in living area.	Builder will correct if caused by improper construction or inadequate clearance.	Temporary negative draft situations can be caused by high winds, obstructions such as tree branches too close to the chimney, geographic location of the fireplace, or its relationship to adjoining walls and roof. IN some cases, it may be necessary to open a window to create an effective draft. Negative draft conditions could be temporary.
Water infiltration into firebox from flue.	No action required.	A certain amount of rainwater can be expected under certain conditions.
Firebrick or mortar joint cracks.	No action required.	Intense heat may cause cracking.
<u>Specialties: Insulation</u> Air infiltration around electrical receptacles.	No action required.	Air flow around electrical boxes is normal and not a deficiency.
<u>Systems: Electrical, Heating, Cooling, Plumbing</u> Wiring fails to carry specified load.	Builder will correct if failure is due to improper installation or materials.	Owner should exercise routine care and maintenance. Switches, outlets, and fixtures are covered.
Duct work separates.	Builder will correct.	Owner maintenance is required.
Pipe leaks.	Builder will correct.	Condensation on pipes does not constitute leakage. Faulty faucets, valves, joints, and fittings are covered.
Water supply stops.	Builder will correct if due to faulty workmanship or materials inside the Home.	Drought or causes other than faulty workmanship and materials will not be covered.
Clogged drain or sewer.	Builder will correct clog within structure caused by faulty workmanship or materials.	Clogs and stoppages beyond the exterior wall are not covered. Routine Owner maintenance and proper use is required.

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New Homeowner's Manual
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Manufacturer's Warranty Information

The following includes additional manufacturer's warranty details.

James Hardie Siding:

http://www.jameshardie.com/builder/helpSupport_productWarranties.shtml

30 year non-prorated limited warranty

5 year limited warranty on finish

LP Smartside Siding:

<http://www.lpcorp.com/sidingwarranty/>

5 year 100% labor and replacement warranty

50 year prorated limited warranty on substrate

15 year limited warranty on finish

Andersen Windows:

http://www.andersenwindows.com/technical-documents/tdoctype/warranties/0#w=* &af=tdoctype%3awarranties

20 year transferrable limited warranty on glass

10 year transferrable limited warranty on components other than glass

Furnace:

10 year warranty on parts

Lifetime heat exchange warranty

Appliances:

Manufacturer warranty (varies depending on brand)

Huntwood Cabinetry:

<http://www.huntwood.com/why-huntwood/warranty>

Limited lifetime warranty on all cabinetry components and workmanship



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New Homeowner's Manual
Limited Warranty Policy of Newly Constructed Home (One Year Coverage)

Final Closing Walkthrough

Some problems may not be readily apparent during the walk-through. Even a professional inspector might miss a few. This warranty covers problems that are the result of faulty workmanship. However, it excludes problems that result from owner neglect or improper maintenance. Allow at least a week between the final inspection and closing to ensure issues are fixed in time.

Call a week prior to the walkthrough to make sure that all utilities are on.

Address: _____
Owner: _____
Phone Number #1: _____
Phone Number #2: _____

Exterior:

Roofing

- Are the shingles flat and tight?
- Is the flashing securely in place?
- Do the gutters and downspouts direct water away from the house?

Notes:

Siding & Trim

- Are the trim and fittings tight? Are there any cracks?
- Does the paint cover the surface and trim smoothly?

Notes:

Windows & Exterior Doors

- Are the windows and doors sealed and protected by weatherstripping?
- Do windows and doors open and close easily? Do they lock and/or latch properly?
- Are the door thresholds tight with no open space?
- Is all glass securely in place? Is any glass loose, cracked, or broken?
- Are the window screens in place and secured properly?
- Are there any rips, tears, or damage to the screens?

Notes:

Garage Doors

- Do the garage doors open and close completely? Are there any gaps or leaks?
- Do the garage door openers and the safety reversing device work properly?

Notes:

New Homeowner's Manual
Limited Warranty Policy of Newly Constructed Home (One Year Coverage)

Decking

- Are the railings secured tightly?
- Are there any exposed nails or screws?
- Are there any loose or shaky boards?

Notes:

Concrete

- Are there any visible cracks or water damage?

Notes:

Landscaping/Grading

- Does the ground around the foundation slope away from the house?
- Are there any leaks in the irrigation/sprinkler system?
- Are there signs of erosion or areas where water collects?
- Are the basement window wells clean?

Notes:

Interior:

Interior Doors, Trim & Millwork

- Do all doors and windows open and close properly?
- Is the trim and molding secured tightly in place? Are there any gaps?
- Is all shelving installed securely?
- Are all handrails installed securely?

Notes:

Flooring

- Is the carpet tight? Do the seams match?
- Are there any ridges or seam gaps in the hard flooring?
- Are there any gouges, scrapes, or defects in the flooring?
- Are there any squeaky or loose areas?

Notes:

Walls & Ceilings

- Are there any visible seams or nail heads in the drywall? Are there any paint chips or scuffs?
- Are there any broken, chipped, or cracked stone, brick, tile or backsplashes? Is there any missing grout?

Notes:

New Homeowner's Manual
Limited Warranty Policy of Newly Constructed Home (One Year Coverage)

Appliances

- Do all of the appliances operate properly? Run the dishwasher, washer & dryer through a short cycle.
- Are all of the appliances the model and color you ordered?

Notes:

Cabinetry & Countertops

- Are there any nicks, scratches, cracks or burns on any surfaces?
- Do all cabinet doors and drawers open and close properly?
- Are all hinges and hardware installed correctly?

Notes:

Plumbing

- Do all faucets and fixtures operate properly? Are there any leaks or drips?
- Are there any chips or cracks in the tub, shower, toilets and sinks?
- Does every toilet flush properly?
- Do the drain stoppers hold water properly?
- Does the water heater system work properly?

Notes:

Electrical

- Are there any broken or damaged electrical or light fixtures?
- Does each light switch and outlet work correctly?
- Are there GFCI outlets next to sinks and water sources?
- Does the doorbell and alarm system work properly?
- Do the smoke detectors work properly?
- Are all remote controls accounted for and working properly?

Notes:

HVAC

- Do the exhaust and ceiling fans work?
- Do the heating and cooling units operate properly? Turn them on and check for air flow.
- Does the fireplace operate properly?

Notes:



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New Homeowner's Manual
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Basement and Attic

- Are there indications of dampness, leaks, or mold?
- Are there any signs of pests or infestation?
- Is there significant cracking in the floors or foundation walls?
- Are the vents working properly?
- Are there any obvious defects in exposed components, such as floor joists, I-beams, support columns, insulation, heating ducts, etc?

Notes:

Miscellaneous:

- Are all permits, warranty information, and owner manuals available at the home?
- Is the certificate of occupancy obtained and available?
- Is the home clean?
- Is all garbage and personal property cleared from the home?

Additional Notes:

Have all the repairs you requested in your sales agreement been made? Y N

New Homeowner's Manual

Limited Warranty Policy of Newly Constructed Home (One Year Coverage)

Homeowner Maintenance Checklist

Annual:

- Check attic, basement, crawl spaces for any signs of leaks, moisture, or infestation issues
- Clean exterior siding, decking, and other structures and touch up/repair as needed
- Make sure all bolts are tight on garage doors and that chains are not loose
- Turn off power/gas and drain hot water heater as directed by manufacturer
- Have a licensed HVAC contractor perform an annual maintenance check, including cleaning coils, testing safety devices and checking combustion devices

Spring:

- Check condition of glazing compound, caulking, and exterior paint
- Check window tracks for proper dry lubrication and clean weepholes on all window/door sliders
- Exchange glass and screens in storm doors and windows
- Pull out & clean around kitchen appliances and check for any damage or leaks
- Inspect roof for snow damage and repair if necessary
- Check interior paint & touch up if necessary
- Clean out gutters and inspect for damage
- Seed and feed lawn, plant annuals

Summer:

- Check cords and plugs of all electrical appliances for wear and have repaired/replaced if necessary
- Test and reset all GFCI (Ground Fault Circuit Interruptor) & ARC fault breakers and/or outlets
- Check alarm and circuits of security system, inspect sensors and check all primary/backup batteries every month.
- Clean and apply a light coat of wax to wood cabinets and check handles and doors
- Check all water supply lines, drains, and valves for leaks and tighten/repair as needed
- Clean out garage drain pit to ensure proper drainage
- Check washer and dryer vents for blockage and run bleach through washer to eliminate buildup and mold

Autumn:

- Prune perennials
- Rake and compost leaves
- Remove hose connections and store hose to avoid freezing
- Clean all window tracks, clean and adjust door thresholds, and check weatherstripping on windows and doors
- Check exterior for cracks and openings around penetrations and caulk as needed
- Check attic insulation for proper coverage – insulation should not touch the underside of roof sheathing
- Check all eaves/vents to make sure they are clear from obstruction and allow for proper ventilation
- Have sprinkler system blown out by a professional
- Cover A/C unit when not in use

Winter:

- Keep driveways, walks, and steps free of ice and snow to avoid damage
- Remove hose connections and store hose to avoid freezing
- Replace heating air filter every 3 months when in use
- Clean out faucet aerators, spray nozzles, shower heads and check drains for buildup

Monthly/Regularly:

- Vacuum return grills on HVAC system and check/clean air filters. Replace every 3 months.
- Check range hood vent filter and clean/replace if necessary
- Test smoke detectors, carbon monoxide detectors, and radon detectors. Clean the unit and filter and replace batteries and bulbs when necessary



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Homeowner's Maintenance Record

Area:	Dates Checked/Repaired			Remarks:
Appliances:				
Ranges, ovens, broilers - controls, heating elements, pilots, valves, etc.				
Small appliance cords & plugs				
Smoke alarms				
Security system				
Fire extinguisher				
Washer/ dryer vents & connections				
Attic:				
Louvers and vents				
Insulation				
Inside roof sheathing				
Electrical wiring				
Basement:				
Masonry joints and surfaces				
Flooring				
Stairs				
Insulation				
Plumbing:				
Tub, sink, shower surfaces				
Caulking				
Grouting				
Faucets and fixtures				
Pipe connections				
Drains				
Aerators				
Water Heater:				
Pressure relief valve				
Mineral deposits				
Temperature settings				
HVAC:				
Humidifier/De-Humidifier				
Filters				
Air registers and returns				
Ducts and dampers				
Thermostat				
Blower fan*				
Burners*				
Motor*				
Pilot*				
Gas line*				
Refrigerant*				
Electrical:				
Service entrance				
Circuit breakers				
Outlets and switches				



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Fixtures				
Light bulbs				
Interior Surfaces:				
Ceilings				
Walls				
Floors				
Trim and molding				
Windows and Doors:				
Caulking				
Thresholds				
Hinges, handles, locks				
Painted surfaces				
Tracks and rollers				
Weatherstripping				
Exterior Surfaces:				
Masonry				
Siding				
Trim and molding				
Foundation & Concrete:				
Masonry joints and surfaces				
Drainage				
Deck, porch, patio				
Driveway				
Sidewalks and steps				
Landscaping:				
Lawn				
Trees, shrubs, and other plants				
Grades				
Drains				
Miscellaneous:				
Walls, fences, gates				
Recreation equipment				
Septic tank				
Address identification				
Mailbox				
Utility entrance and meters				
Roof:				
Roofing material				
Flashing				
Vents				
Gutters and downspouts				
Exterior Windows & Doors:				
Caulking				
Glazing				
Screens				
Storm windows and doors				
Shutters				
Skylights				
Weatherstripping				



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Recommended Vendors and Subcontractors:

NOTE: For all warranty requests, please contact Venture directly. This list is for informational purposes only.

Appliances	Fleck's Furniture & Appliance or Home Depot
Brick/Stone & Fireplaces	Hebron Brick & Block Supply
Cabinetry	Huntwood
Concrete & Cement	Kodiak Concrete or Dakota RM Construction
Electrical	Denny's Electric
Doors, Trim & Millwork	D & M Industries
Flooring	Imperial Flooring
Garage Doors & Openers	The Door Guys
HVAC	A-1 Heating and Air
Masonry	DeCristi Masonry
Painting	Sparks Painting
Plumbing	T&S Custom Plumbing
Glass	Red River Glazing



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Available Local Utilities

Montana Dakota Utilities Electricity & Natural Gas	400 N 4th St Bismarck, ND 58501	(701) 456-0141
Capital Electric Cooperative Electricity	4111 State St Bismarck, ND 58503	(701) 223-1513
City of Bismarck Public Works Garbage & Water	601 S 26th St - P.O. Box 5503 Bismarck, ND 58506	(701) 355-1700 Mon – Fri – 8 am – 5 pm
City of Mandan Public Works Garbage & Water	411 6th Ave SW Mandan, ND 58554	(701) 667-3240 Mon – Thurs - 8 am – 5 pm Fri – 8 am – 4:30 pm
CenturyLink Internet/TV/Phone	1101 16th St NE Mandan, ND 58554	(701) 222-6820
Midcontinent Internet/TV/Phone	529 S 7th St Bismarck, ND 58504	(800) 888-1300 Mon – Fri – 8 am – 7 pm Sat – 10 am – 2 pm

Emergency Numbers

Bismarck Fire Department	(701) 355-1400
Mandan Fire Department	(701) 667-3288
Bismarck Police Department	(701) 223-1212
Mandan Police Department	(701) 667-3455
Burleigh County Sheriff	(701) 222-6651
Morton County Sheriff	(701) 667-3330
North Dakota Highway Patrol	(701) 328-5590
Bismarck-Mandan Mero Ambulance	(701) 255-0812
St. Alexius Medical Center	(701) 530-7000
Sanford Health	(701) 234-2000
ND Dept. of Health Poison Control Center	(800) 222-1222
Heart River Animal Hospital	(701) 663-0123
Missouri Valley Veterinary Clinic	(701) 222-1912