PART 1 – GENERAL

1.01 GENERAL:

A. This section addresses the need, if required, to either extend the bonded warranty for the Contractor and/or obtain extended warranties from subcontractors, suppliers and or manufacturers for materials, equipment, and installation as identified in the technical specifications of the Project Manual, and warranty inspections.

B. The general guaranty and warranty for the entire project shall be provided per Section 00 72 00, paragraph 1.03. J.

1.02 EXTENSION OF STANDARD CONTRACTOR-BONDED WARRANTY:

A. If, as part of developing the technical specification, it is determined that the standard one year warranty period from date of Physical Completion should be extended, it shall be so noted in the technical specification.

1.03 EXTENDED WARRANTY FOR MATERIALS, EQUIPMENT, AND INSTALLATION:

A. Individual technical sections may require specific warranties beyond the standard one-year bonded warranty.

B. Subcontractors, manufactures and suppliers shall provide limited or full warranties for products that they provide as specified later in this document.

C. Extended warranties shall start at Physical Completion and cover the warranty period specified in the technical specifications or the time period provided by the subcontractor, supplier and or manufacturer, which ever is longer. Warranties shall cover material and or equipment replacement, costs of installation, and costs associated with repair of damages caused by the removal and replacement of the defective product.

D. Form of extended Warranty:

"I (We), (insert the name of Contractor), certify (insert name of trade or portion of work being guaranteed) installed by (insert name of appropriate subcontractor) on (insert name of job) located at (street address or location), is performed in strict accordance with the contract documents. Further, I (we) guarantee this work to be free of defects in materials and workmanship, for (fill in specific required guarantee period) years from (date of Physical Completion), and will repair, or replace, without delay, any defects in materials or workmanship, and associated damage discovered within the warranty period by replacing the defective material and or equipment at no cost to the Engineer.

Sincerely,
(Name of Contractor/responsible principal/address/telephone number):

Signed by Principal, Partner, or other person authorized to commit firm.

1.04 SUBMITTAL REQUIREMENTS:

A. Submit one (1) hard cover binder with originals of each extended warranty specified in respective specification sections of the Project Manual to the Consultant for their review and approval. Binder shall match the O&M Manual binders in Section 01 78 23. Submit Approved binder and contents with the Approved O&M Manuals prior to Substantial Completion.

1.05 WARRANTY PROVISIONS:

A. The bonded warranty period for the Contractor extends for one year from the date of Physical Completion.

B. In the event of failure of any part of the Work during the warranty period, repair or remove and replace the defective components, including repair/replacement of any overlying or dependent construction, at no additional charge to the Engineer.

C. Repair and replacements shall be completed in accordance with all the requirements of the Contract Documents. Repaired or replaced work shall be an exact match for original work unless otherwise approved in writing by the Engineer.

D. In the event of repeated failure of any repaired component, or if the Engineer is not satisfied that the quality of repairs meets the requirements of the Contract Documents, the Engineer may order defective work completely removed and replaced with new.

E. The Engineer shall schedule a warranty inspection of all work completed under the Contract within one year of the date of Physical Completion. The Engineer shall establish the date, time and place for the warranty inspection and notify the Contractor and Consultant to send representatives. Working with the Engineer and the Contractor, the Consultant shall identify valid warranty defects and prepare a warranty inspection list of items to be corrected. The Consultant shall provide a copy of the warranty inspection list to the Engineer and the Contractor. The Contractor shall correct and/or replace defective items or defective workmanship in a reasonable time, not to exceed two months. Failure of the Contractor to correct identified warranty deficiencies may result in the Engineer referring the matter for corrective action in accordance with Section 00 72 00.

PART 2 - PRODUCTS: *Not Used*

PART 3 - EXECUTION: *Not Used*

END OF SECTION