



HiLine Homes Promise



Price Lock Guarantee

We Promise we will never raise your price as long as construction begins within 120 days from order date. Once we start construction, your price is locked and will never be increased.



HiLine Homes Exclusive Limited 10 Year Warranty

Your new home represents a large investment, and HiLine Homes protects your investment. Every new home purchase includes an exclusive HiLine Homes Limited Warranty.



Multi-Point Quality Control

We Promise to build you a quality home that meets or exceeds generally accepted residential quality standards. We created a "Multi-Point Quality Control System" that ensures your home and every home we build meets our highest level of strict quality control.



We Promise to communicate with you our client.



We Promise to provide you clear, concise instruction so that homeowner responsibilities are easy to understand.



We Promise to follow-up in a timely basis with any concerns and/or questions regarding your home project.



We Promise to do what we say we're going to do, and we put it in writing.



*HiLine Homes

10-5-1 Warranty Certificate

Limited Warranty: HiLine shall provide Owner a Limited Warranty as provided within this Section. HiLine warrants that its Work will conform to local building codes, and where local building codes are either not adopted or do not cover the construction means or methods, HiLine shall follow the guidelines found in the publication Residential Construction Performance Guidelines for Professional Builders and Remodelers, Fifth Edition, ©2016 National Association of Home Builders of the United States for the warranty period stated in this Section. If an item is not covered in that publication, standard industry practice shall govern. The warranty period shall start on the "Warranty Start Date," which shall be the earliest of: (1) the date of the certificate of occupancy, (2) the date Owner starts occupying any portion of the Project, (3) the date of final payment to HiLine, (4) the date that HiLine ceases work on site at the Property, or (5) the date Owner moves or stores any items or materials in any area or areas on the Property affected by construction. The warranty period shall be ten (10) years from the Warranty Start Date for load-bearing structural elements of the Project; and (1) one year from the Warranty Start Date for all other portions of the Project performed by HiLine. The structural elements covered by the ten (10) year warranty are the floor framing, exterior and interior wall framing, beams, headers, and roof framing. In the event that Owner encounters a defect in a manufactured or supplied product or equipment, HiLine shall assist Owner in securing the repair or replacement of such product or equipment pursuant to the applicable manufacturer's or distributor's warranty, if any, but in no case more than five (5) years after the Warranty Start Date. Any warranty claim of Owner shall accrue during the warranty period. Any and all warranty claims must be in written format and sent during the warranty period by certified mail to HiLine's office (attention General Manager), or such claims shall be deemed waived. Warranty work performed by HiLine does not extend the warranty period. If a failure occurs in an item which is covered by this Limited Warranty, HiLine shall have the option to repair, replace or pay Owner the reasonable cost of repairing or replacing the failed item. The election to repair, replace or pay Owner is at the sole discretion of HiLine. If any person or entity other than HiLine performs or re-performs any work within the scope of this Agreement, this Limited Warranty shall be void.

A. Warranty Work of HiLine: Any warranty work performed by HiLine and its representatives pursuant to the Limited Warranty will be during HiLine's normal weekday hours, and Owner agrees to provide access to Property in order for warranty work to be performed. In the event HiLine repairs, replaces, or pays the cost to repair or replace any defect covered by the Limited Warranty for which the Owner is covered by insurance or a warranty provided by another party, the Owner must, upon request by HiLine, assign the proceeds of such insurance or other warranty to HiLine to the extent of the costs to HiLine of such repair or replacement.

B. Opportunity to Cure: Following receipt of a notice of written claim of breach of warranty and to the fullest extent allowed by law, HiLine shall have the opportunity to investigate and to cure any such claim. See Section 10(A).

C. Consumer Products: Owner acknowledges that any warranties of consumer products, including, but not limited to, appliances, roofing materials, siding, cabinets, hardware, windows, equipment, heating and mechanical systems, fixtures, etc., are those of the manufacturer or supplier only, and that HiLine does not warrant such items. Owner expressly assumes the risk that such products may be defective. HiLine will reasonably cooperate with any such claims the Owner may elect to pursue against the manufacturer or supplier provided that there is no cost to HiLine. If HiLine receives any payment from a manufacturer after the Project is completed as a result of a product defect applicable to the Project, HiLine shall deliver such payment to Owner after deducting HiLine's costs. HiLine does not represent or guaranty the existence or validity of any manufacturer or supplier warranty or the performance by any manufacturer or supplier of its warranty obligations. Owner warrants that Owner has had, or will have had, at the time the Project is complete an adequate opportunity to investigate the condition of the manufactured products, and Owner is relying solely on its own independent investigation in purchasing the consumer products in the home.

D. Defects: So long as the Project is completed substantially in accordance with HiLine's plans and specifications, minor deviations and variations thereof involving window and floor coverings, countertops and cabinets, plumbing and electrical fixtures, hardware, decorations, and finish work shall not be considered defects, as defined in the Limited Warranty.

E. Owner's Maintenance Obligations: Owner agrees to perform regular maintenance and to keep the home in good working order and mechanical condition. Owner acknowledges that certain portions of this Limited Warranty may become void if Owner fails to do so.

F. No Other Warranties: This Limited Warranty shall be in lieu of any and all expressed or implied warranties against defects. HiLine makes no other express or implied warranties, other than those expressly described in this Limited Warranty, with respect to the Project.