1. **GENERAL**
	1. **Summary**
		1. Guarantees, Warranties and Bonds shall be submitted in accordance with the requirements for Manuals. Extended warranty shall be clearly indicated.
		2. Clearly indicate Building number and applicable room numbers.
		3. Standard one year warranties start from Substantial Performance.
		4. Contractors are responsible for all equipment during warranty period regardless of manufacturer warranty/ shipping date etc.
	2. **Related Sections**
		1. Section 01 77 00 Closeout Procedures .
		2. Section 01 78 23 Operations and Maintenance Data.
		3. Section 01 78 39 Project Record Documents
	3. **Warranties and Bonds**
		1. In the Manual, separate each warranty or bond with index tab sheets keyed to Table of Contents listing.

* + 1. List sub-contractor, supplier, and manufacturer, with name, address, and telephone number of responsible principal.
		2. Obtain warranties and bonds, executed in duplicate by sub-contractors, suppliers, and manufacturers, within 10 days after Substantial Completion of the applicable item of work.
		3. Except for items put into use with Owner's permission, leave date of beginning of time of warranty until the Date of Substantial Performance is determined.
		4. Verify that documents are in proper form, contain full information, and are notarized.
		5. Co-execute submittals when required.
		6. Retain warranties and bonds until time specified for submittal.
	1. **Procedures for Warranty Claims**
		1. If at any time during the warranty period the Owner discovers a defect that, in the Owner's opinion, is or could be covered under the warranty provisions of the Contract the Owner will send a Warranty Report to the Consultant with a copy to the Contractor. Where the claim involves primarily the work of a subcontractor or work covered by a third party guarantee the subcontractor and/or guarantor may also be copied. The Consultant will promptly investigate the claim and direct the Contractor as to the appropriate method to correct the defect.
		2. All stakeholders are informed with substantial notice of project completion to clearly mark when equipment is no longer under warranty.

\*\*\* END OF **WARRANTIES** SECTION \*\*\*