

SECTION 01 78 36.01
GUARANTEES AND WARRANTIES

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Requirements for Guarantees and Warranties

1.02 GUARANTEES

- A. The Contractors shall make any required or directed adjustments, repairs and replacement made necessary because of faulty or defective material of workmanship upon 48 hours notice by the Housing Authority during construction and by the Housing Authority for a period set forth in the individual specifications for each trade but not less than one (1) year after completion of the entire job or until all permits and approvals have been received, whichever is later. In the event that any portion of the site is taken over by the Housing Authority prior to Final Acceptance, the guarantees for this portion only shall commence from the time of takeover.
- B. Guarantee the work to be free of all defects. Replace or repair defective materials or workmanship, and all damage to the work of other trades resulting from the replacement or repairs during guarantee periods.
- C. Duration of guarantee periods following the date of acceptance of the building shall be for one year, unless otherwise indicated.
- D. The acceptance shall be the date of final payment of the work or the date of a formal notice of acceptance, whichever is earlier.

1.03 WARRANTY

- A. Provide a special project warranty, signed by the Contractor, Installer, and Manufacturer, agreeing to replace, and/or restore defective materials and workmanship of mechanical systems during the warranty period. "Defective" includes, but is not limited to, operation or system failures, but is not limited to, operation or system failures, performance below required levels, unsafe conditions, finishes, need for excessive maintenance, abnormal noise or vibration, and similar, unusual, unexpected or unsatisfactory conditions.
- B. The warranty period is twelve (12) months, starting on the date of acceptance of the building by the New York City Housing Authority.

END OF SECTION