



You should have now completed the necessary documents for your registration. On the following pages you will find the forms needed for the enrollment process of our program.

NOTIFICATION OF CONSTRUCTION AND INSPECTION

We will need this form completed per subdivision or individual lot that you are building in/on, and forwarded to us. This form advises us what requirements are needed on the home.

BUILDER/SELLER APPLICATION FOR HOME ENROLLMENT

This is the form that you will take to closing. We do not need it forwarded to our office until the home has closed. Once you have been approved as an active member, we will notify you by letter. The letter will have your assigned rate on it, which is the rate you will use to fill in the rate formula on line #8. Within thirty (30) days of closing on each home being enrolled, forward the warranty fee due and Builder/Seller Application for Home Enrollment (with builder and buyer signatures on the same form).

Upon receipt of confirmation, pending that all requirements in the Texas Risk Management Manual (Rev.11-01-05) have been met, and we have received your Builder/Seller Application for Home Enrollment and the warranty fee, we will place a warranty on the home and forward a Certificate of Warranty to the homebuyer(s) along with a warranty booklet and additional pamphlets.

You can download a copy of the Texas Risk Management Manual and Texas Quick Reference Guide by visiting www.2-10.com/builder-forms/tx/ and scrolling to the Risk Management Forms section.

A copy of the Certificate of Warranty will also be forwarded to the builder to acknowledge that we have placed the home under warranty in our program.

If you have any further questions concerning our enrollment procedures, please do not hesitate to contact us at (800) 488-8844.



MAIL TO: 2-10 Home Buyers Warranty
P.O. Box 371348 | Denver, CO 80237-1348 | 800.488.8844

BUILDER/SELLER APPLICATION FOR ENROLLMENT
This document is not your New Home Warranty

Your Builder/Seller is applying to enroll in the 2-10 HBW® Program the home whose address is listed below. The Builder/Seller is responsible to complete all enrollment requirements, and if not completed, no coverage by the Builder/Seller's Warranty Insurer will be provided. If the Buyer has not received the Certificate of Warranty and Warranty Booklet within THIRTY (30) days after closing, the warranty was not issued and THE BUYER SHOULD CONTACT THE BUILDER/SELLER.

1. Buyer(s): As recorded on deed.

Building Dept: Lot / Block: Subdivision:

Address of Home: ADDRESS CITY STATE ZIP

Homeowner(s) Mailing Address: ADDRESS CITY STATE ZIP

2. Builder/Seller Name: 2-10 HBW Member No:

3. Effective Date of Warranty: Provide dates for each.
Date of Closing: Date of First Title Transfer: Date of First Occupancy by anyone:
Specify date Certificate of Occupancy issued:

4. COVERAGE: Both the Builder/Seller and Buyer(s) must check and initial which of the following coverage(s) apply to the home being enrolled.
A. 2-10 Product: 1-Year Workmanship / 2-Year Systems / 10-Year Structural Coverage
B. 10-Year Product: 10-Year Structural Coverage
C. 2-10 Manufactured Product

5. Type of Home: Single Family Detached Single Family Attached
If Multi Family: Low Rise (1-2 Story) Mid Rise (3-7 Story)

6. Type of Construction: Site Built Modular Manufactured

7. FHA/VA Financing: Yes No

8. Rate Formula
Final Sales Price ÷ 1,000 = Rate x Basic Warranty Fee x 1.25 = Final Warranty Fee
If price does not include land

BUYER'S ACKNOWLEDGEMENT AND CONSENT

Buyer(s) agree that any and all claims or disputes between him (them) and the Builder/Seller (including any person you contend is responsible for a defect in your home) arising from or relating to the Warranty, shall be submitted to binding arbitration pursuant to the Federal Arbitration Act (9 U.S.C. §§1-16). By signing below, Buyer acknowledges reading a sample copy of the 2-10 HBW Warranty Booklet, and CONSENTS TO THE TERMS OF THAT DOCUMENT INCLUDING THE BINDING ARBITRATION PROVISION contained therein. Buyer(s) accepts the 2-10 HBW warranty and in return, waives the Builder/Seller's implied warranty of habitability, merchantability or fitness.

BUILDER/SELLER'S AUTHORIZED SIGNATURE: Date:

Print Name (Builder):

Buyer(s) Signature: Date:

Buyer(s) Signature: Date:

Buyer(s) Phone #/Email:

OFFICE USE ONLY
Warranty #:



NOTIFICATION OF CONSTRUCTION & INSPECTION All Texas Special Standards and Investigative Areas

A. Builder Name: _____ Builder No: _____

Person Filing: _____ Phone: _____

Date: _____ Subdivision Name (if applicable): _____

Home to be Built In: _____
CITY COUNTY STATE

Name of Jurisdictional Building Department: _____

Name of Foundation Design Engineer: _____

B. Type of Home(s) to be built: **Check the proper box(es).**

- 1. Single-Family Detached (if subdivision, how many homes are you building in this subdivision?) _____
- 2. Single-Family Attached (Check which if the following apply) Duplex Triplex Quadruplex Row or Town House
- 3. Multi-Family (Check which of the following apply) Low-Rise Mid-Rise (3-5 Stories) High Rise Apartments

C. Type of Construction: **Check the proper box.**

- Site Built Modular Manufactured on Permanent Foundation

D. Foundation Type:

- Slab-on-Ground Post-tensioned or Rebar
- Drilled Piers w/ Slab-on-Ground Post-tensioned or Rebar
- Drilled Piers w/ Suspended Wood Floor
- Driven Piers w/ Suspended Wood Floor
- Conventional Spread Footings
- Other (describe): _____

Optional: Also check one of the boxes below only if using an optional pre-designed Standardized Slab (Post-Tensioned Institute 3rd edition compliant). See "Standardized Slab Overview" at www.2-10.com/builder-forms/tx/ for slab specifications.

- I I-C II II-C III III-C IV IV-C

INDIVIDUAL LOT BUILDERS

This form is to be completed prior to beginning construction on any home to be enrolled in the 2-10 Home Buyers Warranty® program. If the information required to complete this form is not available at the time of construction, then forward the completed form to HBW immediately upon closing of the home along with the Application for Home Enrollment (302) and warranty fee. For condominiums, this form must be submitted to HBW for each condominium project.

SUBDIVISION AND MULTI-FAMILY BUILDERS

This form is to be completed for each subdivision being enrolled in the 2-10 Home Buyers Warranty® program, prior to beginning construction on any of the homes. Subdivision builders only need to resubmit this form if the information on this form has changed. If the information is required to complete this form is not available then forward the completed form to HBW immediately upon closing of the home along with the Application for Home Enrollment (302) and warranty fee. For condominiums, this form must be submitted to HBW for each condominium project.

OFFICE USE ONLY
NOC #: _____
BLDG. DEPT. #: _____
FOUNDATION TYPE: _____
SOIL REPORT: _____
HOME TYPE: _____
ENTERED BY: _____
DATE: _____



MAIL TO:

2-10 Home Buyers Warranty

P.O. Box 371348 | Denver, CO 80237-1348 | 800.488.8844

ATTACHED HOUSING NOTIFICATION OF STARTS

Single-Family Attached (Includes duplex, triplex, quadraplex, townhouse)

Multi-Family (Includes: low-rise, 1-2 stories; mid-rise, 3-5 stories; high-rise, 6 + stories; condominiums or cooperatives)

Plot Plan of Project

Date: _____

Company Name: _____ Builder #: _____

Project Name: _____

Total # Units in Project: _____ Total # Units in Project: _____

Building #: _____ # of Units in Building: _____ # of Stories in Building: _____

Street Name: _____ City: _____ State: _____

Estimated Sales Price **ALL** units in building: _____

Start Date Building: _____ C/O Date Building: _____

First Unit Closed: _____ Stairways & Landings: Wood Concrete

All exterior common stairways and landings contained within multi-family projects must be Constructed with metal and/or concrete materials. However, wood materials may be used in Common element stairways and landings if a supplemental premium specified by hbw has been Paid.

USE 1 PAGE PER BUILDING

(Shaded areas for HBW use only)

HBW #	ADDRESS / UNIT #	CLOSING DATE (If Available)	H/O NAME (If Available)	PRICE	SHIP DATE

All units must be enrolled in the 10-year structural program.



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ATTACHED HOUSING NOTIFICATION OF STARTS

Building #: _____ # of Units in Building: _____ # of Stories in Building: _____
Street Name: _____ City: _____ State: _____
Estimated Sales Price **ALL** units in building: _____
Start Date Building: _____ C/O Date Building: _____
First Unit Closed: _____ Stairways & Landings: Wood Concrete

All exterior common stairways and landings contained within multi-family projects must be Constructed with metal and/or concrete materials. However, wood materials may be used in Common element stairways and landings if a supplemental premium specified by hbw has been Paid.

USE 1 PAGE PER BUILDING

(Shaded areas for HBW use only)

HBW #	ADDRESS / UNIT #	CLOSING DATE (If Available)	H/O NAME (If Available)	PRICE	SHIP DATE

All units must be enrolled in the 10-year structural program.



RISK MANAGEMENT REQUIREMENTS for High-End Homes, Attached Homes and Multi-Family Buildings

Listed below are the Risk Management Enrollment Requirements for High-End Single-Family Detached, Attached, and Multi-Family Structures. This is a one page summary only. More detailed information is provided in the following pages. Note that these requirements are in addition to any/all other enrollment requirements of the HBW program:

- Enrollment of any Home with a sales price of \$1 million and above must be pre-approved by Risk Management.
- Enrollment of any Home in a Single-Family Attached or Multi-Family structure having a combined sales price of all units in a building of \$5 million or above; must be pre-approved by Risk Management.
- Warranty Limit is \$10 million per structure.
- Building Height Limit is 5 stories.
- Attached Housing Notification of Starts (Form HBW 220) must be completed prior to enrollment of any Home in a Single-Family Attached or Multi-Family structure.

Questions concerning these enrollment requirements or the acceptability of any high-end home or multi-family project may be directed to HBW Risk Management.

HIGH END HOMES

HBW Risk Management must review and approve all Homes with a sales price of \$1 million and above prior to enrollment.

- **Homes \$1 Million to \$2 Million.** Homes with a sales price between \$1 million and \$2 million require an inspection by a HBW-approved fee or staff inspector reporting results directly to Risk Management.
- **Homes \$2 Million to \$5 Million.** Homes with a sales price between \$2 million and \$5 million require an inspection by a HBW-approved fee or staff inspector reporting results directly to Risk Management. Inspection by fee or staff inspector must be accompanied by photos. Inspection by HBW-approved engineer is acceptable without photos.
- **Homes \$5 Million and above.** Homes with a sales price of \$5 million and above must have a geotechnical investigation and report conducted and prepared in compliance with HBW specifications; must include complete foundation and structural plans; and must be inspected by an HBW-approved engineer reporting results directly to Risk Management.

Exceptions: Risk Management may accept photographs in lieu of inspection on homes between \$1 million and \$2 million provided builder has been active in HBW program a minimum of one (1) year; has a satisfactory claims history; is not building in a Special Standards or other high risk area; photos show at a minimum home from all four sides; front, back, and side yards; and there are no retaining walls, slopes, fill, or other potentially hazardous geological conditions on property that may affect foundation performance.



RISK MANAGEMENT REQUIREMENTS

Risk Management Review and Approval Procedures

SINGLE-FAMILY ATTACHED AND MULTI-FAMILY

All single-family attached or multi-family structures having a combined sales price of all units in a building of \$5 million or above, and all renovated housing, must be pre-approved by Risk Management prior to the enrollment of any unit in the building.

- ▶ Attached or Multi-family structures with a combined sales price of all units in a building above \$5 million must have a geotechnical investigation and report conducted and prepared in compliance with HBW specifications; must include complete foundation and structural plans prepared by a state-registered professional engineer; and must be inspected by an HBW-approved engineer reporting results of inspections directly to Risk Management.

SINGLE-FAMILY DETACHED HOMES

- ▶ **Warranty Limit is \$10 Million.** No single-family detached home with a sales price exceeding \$10 million may be enrolled in the HBW Warranty Program.

Exceptions: In the Special Standards and Investigative Areas of Colorado, Oklahoma, Texas, and Mississippi, no home with sales price exceeding \$5 million may be enrolled in either the 2-10 or 10-year unless underlying soils are low or non-expansive; or Risk Management pre-approval is obtained.

SINGLE-FAMILY ATTACHED AND MULTI-FAMILY BUILDINGS

All single-family attached or multi-family structures having a combined sales price of all units in a building of \$5 million or above, and all renovated housing, must be pre-approved by Risk Management prior to the enrollment of any unit in the building.

- ▶ **Warranty Limit per building is \$10 million.** No home or unit may be enrolled in any single-family attached or multi-family structure having a combined sales price of all units in a building exceeding \$10 million.
- ▶ **Building Height Limit is 5 stories.** No unit in any building having a height of 6 or more stories, exclusive of parking structures, rooftop structures or other uninhabitable space, may be enrolled.

Exceptions: In the Special Standards and Investigative Areas of Colorado, Oklahoma, Texas, and Mississippi, no home with sales price exceeding \$5 million may be enrolled in either the 2-10 or 10-year unless underlying soils are low or non-expansive; or Risk Management pre-approval is obtained.



ANSWERS TO BUILDERS' QUESTIONS ABOUT THE 2-10 HBW FILL PROVISION

Your Builder Proposal and Agreement requires:

All fill placed by builder which carries the load of the foundation must be

- uniformly compacted throughout the complete depth of the fill to the density specified by a registered professional geotechnical engineer;
- free of all organic and metallic materials that deteriorate with the passage of time and in the presence of moisture; and
- supported by natural soil under the fill which has sufficient strength and density to support the load of the fill above without total consolidation exceeding that which could cause a qualifying Structural Defect.

1. How does the Builder satisfy the HBW Fill Provision?

When the Builder builds a home on a lot where any fill will be used under the foundation no matter how small the fill area, the Fill Provision requires:

- A. **LOT PREPARATION** to the following standards:
 - a. Remove all surface vegetation, trash, debris, etc.
 - b. Excavate all "soft" subsurface soil layers, and soil layers that contain organics or metallic debris, per the builder's geotechnical engineer's recommendations.
 - c. Excavation depth must extend to natural soils that have sufficient strength and density to support the load of the fill above.
- B. **FILL PLACEMENT** to the following standards:
 - a. All fill soils should be placed under the supervision of a geotechnical engineer, but, as a minimum, fills must be placed in a series of lifts with each lift no more than 12 inches in depth and each lift uniformly compacted throughout the complete depth of fill to the density specified by the Builder's geotechnical engineer.
 - b. Note: the Builder must maintain proof that all fill soils were placed and tested in accordance with the geotechnical engineer's recommendations.

2. What if a Home will be constructed on a lot that was purchased from a developer?

2-10 HBW recommends that the Builder's geotechnical engineer perform soil testing on each lot that was purchased from a developer in order to confirm that all fills or suspected fills were placed in accordance with the requirements stated in paragraph 1, above. Why? This is the only way the builder can be sure of the quality of fills placed by the developer. In joining the 2-10 HBW Program, the Builder assumes all liability when a Structural Defect is due to improperly placed fill.

3. Why can't you substitute footing/foundation inspections or pad compaction tests for a geotechnical design with associated testing?

Consolidation can occur at any level within improperly placed fill or within natural soil that is too weak to support the fill above. Inspections and tests that are confined to the top layer of the fill pad do not determine the deeper fill's ability to support the foundation and prevent fill consolidation from occurring.

4. What is the cost of repairs for a qualifying structural defect caused by fill consolidation on a typical home?

Our experience in 2006 indicates that the cost to repair a home with a qualifying structural defect caused by fill consolidation averaged \$50,000.