

Chapter Eight WARRANTY PERIOD

8.01 FINAL COMPLETION

- A. Schedule an inspection** with Contractor, major subcontractors, Designer's consultants, User Agency Representative and the Owner upon receipt of the following from Contractor:
1. Certification that a qualified person authorized by Contractor has reviewed the Contract Documents and inspected the Work.
 2. Written assertion that the Work is complete and in accordance with Contract Documents and ready for Final Inspection.
 3. Additional materials necessary to augment the Operating & Maintenance Data Binders with instructions for adding these to the Binders, or full replacement Binders, or written assertion that such will be complete and available prior to inspection.
 4. Project Data Binders, or written assertion that they will be complete and available prior to inspection.
 5. Construction Record Documents, or written assertion that these will be complete and available prior to inspection.
- B. Standard provisions** for final inspection procedures and payment are in:
1. Conditions Article 9; and,
 2. Several Division 01 specification sections.
- C. Recommended agenda for a Final Inspection meeting**
1. Preliminary
 - a. Review Substantial Completion inspection "Punch list".
 - b. Verify and document delivery of surplus stock to Owner.
 - c. Verify completeness of Project Data Binders.
 - d. Verify completeness of Construction Record Documents.
 2. Conduct Inspection tour of the Work.
 3. Review of results of inspection (reschedule if incomplete and explain re-inspection cost.)
 4. Review unfinished construction business
 - a. Applicability of 25% Liquidated Damages.
 - b. Outstanding contract modifications needed (including allowances and unit prices.)
 - c. Contractor's outstanding debts and final payment, including required attachments.
 - d. One-Year Corrective Inspection.
 5. Review unfinished design business
 - a. Certification of final completion.
 - b. Erasable mylar transparencies, if applicable, and/or microfilm.
 - c. Designer's Data Binders (Refer to [Chapter 7 – Close-Out and Record Documents](#).)
- D. Certifying Final Completion**
1. When Contractor has submitted Project Data Binders and Construction Record Documents including all information required by the Contract Documents, and Designer has found these complete and correct in accordance with the Contract Documents, Designer shall turn the Binders over to Owner's facility manager. [See page 6.13 - Construction Close-Out](#).
 2. Inasmuch as the Project Data Binders and Construction Record Documents are prerequisite to Final Completion, certification of Final Completion constitutes certification by the Designer that construction activity, plus all required documentation, is complete.

3. **Before making application for final payment**, Contractor must correct any deficiencies in data binders and other record documents, and Designer is to certify final completion.
4. **Requirements for Final Payment** to Contractor can be found in Conditions paragraph 9.10, and in [Section 01 29 76](#).

8.02 ONE-YEAR CORRECTION PERIOD

- A. [Chapter 7 – Close-Out and Record Documents](#) addresses closeout work that the Owner expects of the Designer after the Contractor has completed the requirements to merit final payment. Refer to [Chapter 7](#) particularly with regard to disposition of Construction Record Documents.
- B. **Shortly before the end of one year from Substantial Completion date**, a One-Year Warranty Inspection shall be held with Contractor, major subcontractors, Designer's consultants, and Owner's representatives to determine the extent of corrective work, if any, that the Contractor must undertake pursuant to the general warranty of the Work. When the inspection is coming due, the Designer to take the lead in scheduling the inspection, and in conducting the inspection.
- C. **The One-Year Warranty inspection is required** and should not be considered as optional (See [Section 01 77 70](#), Part 1.05).
- D. **Recommended agenda for One-Year Warranty Inspection**
 1. Preliminary
 - a. Review Record Documents.
 - b. Review Substantial Completion inspection "Punch list".
 - c. Review list of "warranty items" generated at Final Inspection.
 - d. Discuss known problems with facility manager and staff.
 2. Inspection tour of the Work.
 3. Review of results of inspection
 - a. List of items requiring corrective work.
 - b. Timetable for corrective work.
- E. **Designer shall submit a completed [Year End Warranty Form](#)** of the inspection to Owner within seven days. This form may be found in **Appendix 1 – Administrative Forms**.

CHAPTER 8 END