

Claiming Your Rehabbed and Ready Warranty

Your warranty is an agreement between you (the homeowner) and the General Contractor ("GC") who managed the reconstruction of your house. The warranty commits the GC to correct certain defects in the property within a specified window of time after the completion of the rehab project.

1. Read your warranty letter

You will receive a warranty letter and a full scope of work shortly. The letter is written by the General Contractor who completed the work on the home you are buying and outlines which elements of the home are covered by the warranty and how long the warranty window is. It is your responsibility to read the warranty letter to confirm which components of your house are covered and for how long. The scope of work outlines all that was done to get your house into the condition it is now. This will help you understand what construction work the GC did to your home.

2. Get a buyer's inspection

After you sign your purchase agreement, the Detroit Land Bank Authority's Property Rehabilitation team strongly encourages you to get a buyer's inspection. Your buyer's inspection is your opportunity to do your due diligence and confirm that there are no defects with the property that need addressing before you become the home owner. In order to do a buyer's inspection, hire a property inspector. While inspecting the house, look at your warranty letter and scope of work to see if any defects you identify are not covered by the warranty. This will be your last opportunity to address them before you are the homeowner.

3. Address any concerns with a buyer's addendum

If you identify defects in the property you would like addressed before you become the owner of the home, negotiate their completion using a buyer's addendum on your Purchase Agreement. Work with your agent to negotiate any additional changes to the property before you sign the Purchase Agreement with the seller, the Detroit Land Bank Authority. This is your last opportunity to compel the seller to make any changes to the property. Any repairs agreed to by the seller in the addendum process will be addressed before you close on the sale. The sale is final and as-is, meaning that any repairs not made before closing or covered by the warranty are your responsibility as a homeowner.



4. Contact the correct party for repairs

After the sale has been closed, you are the owner of the home and are therefore completely responsible for the property. If you would like to make any repairs made that ARE covered by the GC warranty within the warranty window, it is your responsibility to contact the GC using the contact information provided on the original GC warranty letter. Any repairs NOT covered by the warranty are your responsibility. After the sale has closed, there is no reason for the buyer to contact the seller (the Detroit Land Bank Authority) as the buyer agreed to a final, as-is sale.

Questions about the warranty process?

Contact the DLBA's Rehabbed and Ready program by emailing
rehabbedandready@detroitlandbank.org

