

Warranty register (sample)

Repair Troop Quarters HVAC Mechanical Systems, Alpena Combat Readiness Training Center (Michigan)
Owner: Michigan Air National Guard (USPFO Activity MIANG CRTC) · Solicitation W50S8625BA004; designer's project TDVG142915

14 warranties · 13 from manufacturers, 1 from the contractor
Sorted by expiry date

What we do after handoff: track every date, send you the 60- and 30-day notices, assemble the evidence for a claim from the closeout file, and chase the claim until it's answered. **You approve every submission.**

EXAMPLE DATES. Every date below is counted from an **example** substantial completion date of **2026-09-01**. It is not this job's real date. The real register uses the date the Contracting Officer signs (see conflict 1).

#	System / asset	Spec section, article / PDF page	Warranty term (spec's words)	Starts (per spec; see conflict 1)	Expires (example)	Issued by (per spec)	What voids it (per spec)	Claim route	Notices 60 / 30 days	Status
W-01	All work under the contract (Contractor's Warranty of Construction) The Contractor's guarantee is extended to match any longer separate guarantee (01 77 00, 1.8 B).	01 00 00, 1.23 A-B; also 01 01 00, 1.32 A and 01 77 00, 1.8 B-C PDF p. 16-17, 102, 229-230	<i>"against defects in materials and/or workmanship for a period of 1 year"</i>	Beneficial occupancy or final inspection and acceptance, whichever first (see conflicts)	2027-09-01	Contractor	Abuse or neglect by Alpena CRTC (01 77 00, 1.8 C).	Written notice from the Contracting Officer; the Contractor replaces failed parts at its expense (01 00 00, 1.23 B)	2027-07-03 2027-08-02	Active
W-02	All equipment the Contractor supplied (manufacturers' standard warranties) Expiry shown is the 1-year minimum; a longer manufacturer term governs.	01 00 00, 1.23 B; 01 01 00, 1.32 B PDF p. 16-17, 102	<i>"for the full period of standard manufacturer's warranty, but in no case shall be warranted for a period of less than 1 year"</i>	Final acceptance (01 01 00, 1.32 B)	2027-09-01 at the earliest	Manufacturer; Contractor turns it over and replaces failed parts	Abuse or neglect by Alpena CRTC (01 77 00, 1.8 C). Also the maker's own conditions. Government-furnished equipment excluded.	Notice from the Contracting Officer to the Contractor (01 00 00, 1.23 B); then the manufacturer's warranty document in the package.	2027-07-03 2027-08-02	Active
W-03	Panelboards	26 24 16, 1.9 A PDF p. 438	<i>"Panelboard Warranty Period: 18 months"</i>	Substantial completion	2028-03-01	Manufacturer	Abuse or neglect by Alpena CRTC (01 77 00, 1.8 C). Also the maker's own conditions.	From the manufacturer's warranty document in the package.	2028-01-01 2028-01-31	Active
W-04	Furnaces: ignition and blower control circuit board	23 54 16.13, 1.8 A.1.b PDF p. 368	<i>"Integrated Ignition and Blower Control Circuit Board: Five years"</i>	Substantial completion	2031-09-01	Manufacturer (special warranty)	Abuse or neglect by Alpena CRTC (01 77 00, 1.8 C). Also the maker's own conditions.	From the manufacturer's warranty document in the package.	2031-07-03 2031-08-02	Active
W-05	Furnaces: draft-inducer motor	23 54 16.13, 1.8 A.1.c PDF p. 368	<i>"Draft-Inducer Motor: Five years"</i>	Substantial completion	2031-09-01	Manufacturer (special warranty)	Abuse or neglect by Alpena CRTC (01 77 00, 1.8 C). Also the maker's own conditions.	From the manufacturer's warranty document in the package.	2031-07-03 2031-08-02	Active
W-06	Furnaces: evaporator and condenser coils	23 54 16.13, 1.8 A.1.e PDF p. 368	<i>"Evaporator and Condenser Coils: Five years"</i>	Substantial completion	2031-09-01	Manufacturer (special warranty)	Abuse or neglect by Alpena CRTC (01 77 00, 1.8 C). Also the maker's own conditions.	From the manufacturer's warranty document in the package.	2031-07-03 2031-08-02	Active
W-07	Compressor and condenser units: components other than compressor Conflicts with the 10-year unit term in 1.7 A.2 (see conflicts).	23 62 00, 1.7 A.4 PDF p. 377	<i>"Warranty Period (Components Other Than Compressor): Five years"</i>	Substantial completion	2031-09-01	Manufacturer (special warranty)	Abuse or neglect by Alpena CRTC (01 77 00, 1.8 C). Also the maker's own conditions.	From the manufacturer's warranty document in the package.	2031-07-03 2031-08-02	Active
W-08	Compressor and condenser units: condenser coil The spec names 'Condenser coil leak' as a covered failure (1.7 A.1.b).	23 62 00, 1.7 A.5 PDF p. 377	<i>"Warranty Period (Condenser Coil Only): Five years"</i>	Substantial completion	2031-09-01	Manufacturer (special warranty)	Abuse or neglect by Alpena CRTC (01 77 00, 1.8 C). Also the maker's own conditions.	From the manufacturer's warranty document in the package.	2031-07-03 2031-08-02	Active

#	System / asset	Spec section, article / PDF page	Warranty term (spec's words)	Starts (per spec; see conflict 1)	Expires (example)	Issued by (per spec)	What voids it (per spec)	Claim route	Notices 60 / 30 days	Status
W-09	Surge protective devices (SPD) in panelboards	26 24 16, 1.9 B PDF p. 438	<i>"SPD Warranty Period: Five years"</i>	Substantial completion	2031-09-01	Manufacturer (manufacturer's standard form)	Abuse or neglect by Alpena CRTC (01 77 00, 1.8 C). Also the maker's own conditions.	From the manufacturer's warranty document in the package.	2031-07-03 2031-08-02	Active
W-10	Condensing boilers: heat exchanger and tank Full (100%) cover ends 2031-09-01, then the maker pays a falling share of parts cost. Step date is our reading of the spec's years; the maker's document settles it.	23 52 16, 1.5 A PDF p. 359-360	<i>"Prorated Year 0 to 5 - 100 percent; Year 6 to 7 - 50 percent; Year 8 to 9 - 30 percent; Year 10 - 10 percent"</i>	Substantial completion	2036-09-01	Manufacturer	Abuse or neglect by Alpena CRTC (01 77 00, 1.8 C). Also the maker's own conditions.	From the manufacturer's warranty document in the package.	2036-07-03 2036-08-02	Active
W-11	Furnaces: heat exchanger	23 54 16.13, 1.8 A.1.a PDF p. 368	<i>"Furnace Heat Exchanger: 10 years"</i>	Substantial completion	2036-09-01	Manufacturer (special warranty)	Abuse or neglect by Alpena CRTC (01 77 00, 1.8 C). Also the maker's own conditions.	From the manufacturer's warranty document in the package.	2036-07-03 2036-08-02	Active
W-12	Furnaces: refrigeration compressors	23 54 16.13, 1.8 A.1.d PDF p. 368	<i>"Refrigeration Compressors: 10 years"</i>	Substantial completion	2036-09-01	Manufacturer (special warranty)	Abuse or neglect by Alpena CRTC (01 77 00, 1.8 C). Also the maker's own conditions.	From the manufacturer's warranty document in the package.	2036-07-03 2036-08-02	Active
W-13	Compressor and condenser units: whole unit The spec names 'Compressor failure' and 'Condenser coil leak' as covered failures (1.7 A.1).	23 62 00, 1.7 A.2 PDF p. 377	<i>"Warranty Period: 10 years from date of Substantial Completion"</i>	Substantial completion	2036-09-01	Manufacturer (special warranty)	Abuse or neglect by Alpena CRTC (01 77 00, 1.8 C). Also the maker's own conditions.	From the manufacturer's warranty document in the package.	2036-07-03 2036-08-02	Active
W-14	Compressor and condenser units: compressor	23 62 00, 1.7 A.3 PDF p. 377	<i>"Warranty Period (Compressor Only): 10 years"</i>	Substantial completion	2036-09-01	Manufacturer (special warranty)	Abuse or neglect by Alpena CRTC (01 77 00, 1.8 C). Also the maker's own conditions.	From the manufacturer's warranty document in the package.	2036-07-03 2036-08-02	Active

During the warranty period (from the spec)

- Repaired or replaced work gets its warranty reinstated by written endorsement, equal to the original with an adjustment for depreciation. (01 74 00, 1.3 B)
- The fix includes removing and replacing other work damaged by the failure or opened up to reach it. (01 74 00, 1.3 A)
- During the warranty period the contractors run seasonal or deferred functional tests, witnessed by the commissioning agent, and fix what they find. (01 91 13, 1.8 C.2)
- The warranty information must spell out what the owner has to do to keep each warranty in force. We copy those duties into this register from the package. (01 91 13, 1.10 A.2)
- Each extended warranty must be registered with the manufacturer and carry its registration number, the claim number, and the maker's name, address and phone. (01 00 00, 1.24 D and Attachment 9 notes)

Spec conflicts we would settle at handoff

1. When do the warranties start? Division 23 and 26 say substantial completion. 01 00 00, 1.24 F says all extended warranties start at beneficial occupancy or final acceptance, whichever comes first. 01 01 00, 1.32 A says final acceptance. 01 77 00, 1.8 C says the Certificate of Inspection and Acceptance. We would record the date the Contracting Officer actually signed and note which rule it follows.
2. Compressor and condenser units: 23 62 00, 1.7 A gives 10 years for the unit but five years for components other than the compressor and for the condenser coil. The manufacturer's warranty document in the package settles which parts get 10 years.
3. The Attachment 9 warranty form (PDF p. 67-68) carries filled-in example rows for metal roof panels, roofing, a roof scuttle and wood doors. Those sections are not in this spec book, so they are not listed here.

Sample. Built from the public spec book posted with the solicitation on SAM.gov (marked 100% Design Submittal), 451 pages. Terms, start rules, issuers and the void clause are quoted or summarised from the cited pages; no manufacturer, model, phone number or date is filled in that the spec does not give. Only the substantial completion date is an example. Expiry = the same calendar date N months later; the warranty document's own end date governs. Claim contacts come from the warranty documents in the closeout package.