

NOTICE TO HOMEOWNER

Before signing the Certification In Lieu of Oath, indicating that you are performing the work yourself, please consider the following:

1. The laws requiring new homebuilders to be registered and contractors in the various trades, such as plumbing or electrical work, be licensed, were adopted to protect homeowners and homebuyers.
2. If you are signing this Certification to cover to an unlicensed homebuilder or contractor, you are forfeiting the protection afforded to you under the law.
3. The contractor that you have hired may or may not be qualified. If you encounter problems with this contractor, the government will not be able to help you, because you signed the Certification indicating that you are performing the work yourself.
4. In the case of the construction of a new home, you are forfeiting your right to a new home warranty. Every new homebuilder in New Jersey is required to be registered with the State and to give a warranty to each purchaser.
5. The warranty covers almost all defects in workmanship of materials, including appliances for the first year, plumbing, mechanical (heating and air conditioning) and the electrical systems for the first two years, and major structural defects for ten years.
6. Further, the warranty will actually pay for the correction of defects if the builder fails or refused to do so. By signing the Certification, you are giving up that protection.
7. You are violating the criminal laws of this State, if you sign the Certification indicating that you are doing the work yourself, when in fact, you are paying someone else to do it.

I have read and understand the contents of this Notice as stated above.

Dated _____ Property Owner _____