



## Stage 10: Two-Year Warranty Inspection Guidance Document

The following document is for guidance purposes only. The Applicant shall read and understand the relevant references listed below.

### Description

Stage 10 is the step in the review process that includes a walk-through prior to the expiration of the two-year maintenance bond. This walk-through must be scheduled for not less than 75 days, or more than 120 days, prior to the expiration date on the bond. Stage 10 is initiated by City Engineering staff.

### General Information

#### **What is the two-year warranty inspection?**

The two-year warranty inspection is an inspection of the public infrastructure for deficiencies that may have presented themselves over the course of the two-year warranty period. The two-year warranty inspection protects the City of Bozeman against deficient materials or workmanship on public infrastructure projects. The inspection is attended by the Engineer of Record (EOR), civil contractor representative, City Engineering staff, and applicable division superintendents.

During the inspection, any inadequate items will be identified at the discretion of City staff. The EOR is responsible for creating a “punch list” of all deficient items and restoring the work to meet the requirements of the approved construction documents prior to release of the maintenance bond.

#### **When does the two-year warranty inspection take place?**

The two-year inspection takes place between 75 and 120 days prior to the expiration of the maintenance bond.

#### **What else is there to know?**

Examples of the most common warranty items are protruding valve box covers, protruding manhole covers, settled asphalt and failing concrete. The contractor is encouraged, though not required, to address these items prior to the inspection to expedite the warranty process.

The EOR is responsible for communicating the progress of repairs as they take place. The City of Bozeman reserves the right to draft the maintenance bond for any repairs not completed within 30 days of the warranty inspection.

## Applicant Actions

- The EOR and the contractor will attend the two-year warranty walk-through.
- Provide a punch list of all warranty items identified during the walk-through. Submit this punch-list directly to the assigned City Engineering staff.
- Coordinate repair or replacement of all warranty items by contractor, developer or any other responsible parties including homebuilders, sub-contractors, or private utility companies such as Northwestern Energy.
- Communicate progress of repairs to the City Engineering staff on a regular basis.
- Furnish the City Engineering staff with materials testing documentation for replacement of defective public infrastructure.
- Provide proof of punch-list resolutions to the City Engineering staff prior to final two-year warranty inspection acceptance.
- Furnish the City with updated record drawings if repairs entail any deviation from contract drawings.

## City Actions

- The City Engineering staff will schedule the two-year warranty inspection between 75 and 120 days of the maintenance bond's expiration date, based on the availability of City staff.
- The City is responsible for identifying all deficient items within the scope of the project.
- The City Engineering staff will review the punch list furnished by the EOR and check for omissions.
- The City Engineering staff will inspect all remedied punch list items to ensure their adequacy.

## Relevant References

- City of Bozeman Design and Construction Standards
- Montana Public Works Standard Specifications (MPWSS)
- City of Bozeman Modifications to Montana Public Works Standard Specifications
- City of Bozeman Municipal Code

## Next Steps

The two-year warranty inspection and subsequent repairs are the final stage of the development review process.

## City of Bozeman Contact Information

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