



THE MARYLAND HOUSE OF DELEGATES  
ANNAPOLIS, MARYLAND 21401

**TESTIMONY OF DELEGATE PAM QUEEN**  
**HB 1056 – Real Property-Warranties-Duration of Warranties and Repair of**  
**Defects**  
**SUPPORT**

Greetings Chair Kumar Barve, Vice-Chair Dana Stein, and members of the Environment and Transportation Committee:

Why is HB 1056 needed? Because our family members, our neighbors, our friends, and our constituents have experienced some defect with a home construction or repair.

Poor workmanship is the leading cause of defects in homes and buildings which is a major headache for homeowners. This is a common problem whether it's a high-end, custom homes or spec homes. Problems related to poor workmanship are not uncovered by building home inspectors whose focus is on structural and safety codes versus defects due to inferior construction. Poor workmanship is a common cause of serious headaches for homeowners. Some common areas to find defects for new construction are:

- Roofing systems including flashing or shingles not installed properly;
- Faulty HVAC work and mechanical failure;
- Improper plumbing hook-up and poor attention to plumbing installation;
- Incorrect appliance hook-up;
- Improper grading and drainage after construction;
- Shrinkage cracks in concrete; and
- Separating wood flooring.

These defects can lead to water intrusion, flooding, mold growth, damage to beams, insulation, walls, electrical wires, and mechanical failures which cost homeowners thousands of dollars to correct. I encourage you to watch this video about poor workmanship with new homes - <https://www.youtube.com/watch?v=j791ovEzIFc>.

These defects often are not due to inferior materials or incompetent contractors, but rather workers may be hurried if there is a construction boom in the area, rushing from deadline to deadline. HB 1056 seeks to implement in Maryland as other states have established which is a "lemon law" for residential property which codifies implied warranties for poor workmanship.