Jolene Wolfley

Chairman

Development Review Board

City of Albuquerque

Albuquerque, NM

DRB Meeting-June 24, 2020

I would like to take this opportunity to provide the DRB with information concerning the severe construction problems we and numerous homeowners have experienced with our houses since moving to Del Webb Mirehaven by Pulte Homes.

Within 6 months after moving into our home we experienced numerous cracked tiles in our floor. Pulte replaced those tiles but within 3 months those same tiles cracked again and Pulte told us we were out of warranty. Since that time we have developed numerous cracks within our floor. We currently have over 80 cracked tiles along with wall to wall floor cracks in three different areas of our house. Some homes have wall and ceiling cracks so large the insulation falls into the living areas. The soil has sunk causing numerous cracks in our garage and patio floors. The patio has separated from the house over 2 inches in some areas along with numerous cracks in our stucco. We also experienced 2 separate roof leaks. A small example of the problems are displayed in the photos below. We have been arguing with Pulte for over 4 years in an attempt to get these serious construction defects fixed. On December 3, 2018 Pulte’s attorney met with 9 homeowners concerning our construction issues. He started the meeting by saying Pulte has been “negligent” in addressing your construction issues and promised that Pulte would fix our problems. Since then they have conducted engineering studies but continue to stall and delay fixing our problems. Pulte will tell you they are going to fix the problems but we have heard this for 4 years so WHEN will they make the repairs? They will use the excuse that Covid-19 has caused a delay in the repairs but they continue to build new houses. We are a 55+ community and purchased our houses with the idea of enjoying retirement. To make the above repairs we will be forced to move out of our houses causing more physical and psychological stress. Our house is currently worthless and unsellable due to the construction defects.

I am suggesting that Pulte be denied approval of their final plat until they have fixed the construction problems in the existing Del Webb Mirehaven homes.

Please provide me with the Zoom meeting ID and password so that I can attend the meeting and be available should you have any questions.

Respectfully,

Paul Redden

9309 Bear Lake Way NW

Albuquerque, NM 87120

  