



One-year warranty addendum

Buyer/Owner signifies acceptance of the warranty and the coverage therein and understands that no other warranty representation, verbal or otherwise, will apply. The warranty set forth commences on the date that certificate of occupancy is issued by the appropriate governmental authority.

- a) For a period of one-year Seller/Contractor will repair any structural defects in workmanship or materials in concrete slabs, ceilings and walls.
- b) For a period of one-year, surface cracks in exterior stucco will be repaired.
- c) For a period of one-year Seller/Contractor will repair or replace, at his determination, defects in the following: doors and hardware, windows, cabinets (excluding adjustments), carpet wood flooring and ceramic tile, sprinkler pump and timer.
- d) For a period of one-year, Seller/Contractor will repair or replace, at his determination, defects in the following: plumbing system, electrical system and air-conditioning/heating system.
- e) For a period of one-year, Seller/Contractor warrants the roof against leaks unless roof is damaged in some way by an act of nature or due to the action or negligence of the Buyer/Owner.
- f) For a period of sixty - days, Seller/Contractor will repair the following: Cabinet adjustment, sprinkler head adjustments and caulking.
- g) For a period of ninety days, Seller/Contractor will replace dead trees, plants or sod.
- h) Seller/Contractor hereby assigns and passes through to the Buyer/Owner the manufacturer's warranty, if any, on all included appliances, hot water heaters and A/C units.
- i) Seller/Contractor specifically excludes from this warranty the following: (1) damage due to Buyer/Owner's abusive use or ordinary wear and tear, (2) broken or scratched windows and sliding glass doors, (3) settlement cracks in concrete up to ¼" in width, (4) damage to equipment or material not supplied by Seller/Contractor, (5) swelling of wood exterior doors if any.
- j) Seller/Contractor will pass through to the Buyer/Owner the warranty of the pool contractor, if applicable.
- k) Seller/Contractor will not assume any warranty responsibility for items/materials/labor that are not provided by or through Seller/Contractor.