



New Home Warranty: The warranty set forth commences on the date where title to the subject property is conveyed to Buyer.

- a) For a period of one year Seller 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 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 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 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.
- f) For a period of sixty days, Seller will repair the following: Cabinet adjustment, sprinkler head adjustments and caulking.
- g) For a period of ten years, Seller will provide a warranty on major structural defects through a third party, Bonded Builders Warranty.
- h) Seller hereby assigns and passes through to the Buyer the manufacturer's warranty, if any, on all included appliances, hot water heaters and A/C units.
- i) Seller specifically excludes from this warranty the following: (1) damage due to Buyer's abusive use or ordinary wear and tear (2) broken or scratched windows and sliding glass doors (3) settlement cracks in concrete up to 1/4" in width (4) damage to equipment or material not supplied by Seller (5) swelling of wood exterior doors if any.
- j) Seller will pass through to the Buyer the warranty of the pool contractor, if applicable.
- k) Seller will not assume any warranty responsibility for items/materials/labor that are not provided by Seller.
- l) This warranty is transferable through the duration of the original term.