

SECTION II

TWELVE-YEAR WARRANTY ITEMS

"MAJOR" LOAD-BEARING COMPONENTS OF STRUCTURE

The portions of the structure covered under this section of this warranty are those load-bearing portions that if they were to fail would cause the home to be unsafe. Previously defined these portions are:

1. Foundation systems and footings.
2. Beams, headers, girders and lintels.
3. Posts and columns.
4. Load-bearing exterior and interior walls.
5. Floor and roof framing systems.

Faulty material or workmanship is to be identified by these load-bearing components failing to support the structure to the extent the home becomes unsafe. These bearing components are covered the first year as a part of "Structural Components."

If the "Major" Load-Bearing Components of Structure fail after year one, "Builder" will make repairs to the defined load-bearing components themselves and those portions of the home damaged by the failure of the load-bearing components. Repairs are limited to those portions of the home that were included in the original purchase and closing.

The following items and portions of the home, listed by way of example and not intended to be an exclusive list, are not "Major" Load-Bearing Components of Structure:

Basement floor.
Garage floor.
Sub-floor and flooring.
Driveway, walks, patios and steps.
Concrete porches and stoop.
Wood decks and porches.
Non load-bearing internal and exterior walls.
Wallboard and plaster.
Wall tile or other wall coverings.
Exterior siding.
Brick, stone or stucco veneers.
Roof sheathing and shingles.
Appliances, fixtures and equipment.
Electrical, heating, cooling, mechanical and plumbing systems.
Doors, windows, trim and cabinets.

If for any reason, whatsoever, the "Builder" goes beyond the requirements of this warranty to repair or replace any specific items, there is no implication of an obligation to extend beyond those specific items.

This warranty is the only warranty in connection with the sale of property and home herein defined and supersedes any and all verbal representations. Sales representatives of the "Builder" are not authorized to modify this warranty.

MY SIGNATURE BELOW INDICATES THAT I HAVE RECEIVED A SIGNED COPY AND ACCEPT THIS WARRANTY IN LIEU OF ALL OTHER WARRANTIES EXPRESS OR IMPLIED, INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

Purchaser

Date _____

Purchaser

Date _____

Presented by: _____
Officer of Company

Date _____