

One Year Limited Warranty

For a period of one year, we warranty the following items that they will be free of defects in workmanship and materials:

Plumbing, electrical, HVAC, roofing, doors, and hardware, windows, cabinets, counter tops, floors, walls, ceilings, and structural items.

Manufacturer's warranties: Manufacturers of certain items issue warranties directly to the owner. Please review their warranty practices as they may differ from those stated here. The following are examples but not limited to: all appliances, water heaters, heat pump / air conditioner, exhaust fans, and garage door openers.

Items excluded from coverage:

1. Damage due to abusive use, lack of proper maintenance, or normal wear and tear.
2. Items covered by manufacturer's warranties.
3. Items installed by anyone other than BayWater Properties and/or our subcontractors.
4. Consequential and incidental damages.
5. Defects in items which are characteristic of that product such as but not limited to: cracking due to drying and curing of concrete, brick, and masonry; wood warping or deflection.

We provide a one-time repair service within one year of move in date. We suggest you wait a full eleven months before making any requests, or waiting through a heating season where most shrinkage and drying will occur. The following items apply: cracking of drywall, caulking, and grout (we will match touch up applications to the best of our abilities but are not responsible for slight variations).

Claims: Please write a letter describing the defect, which is covered by this Limited Warranty and mail it to the address below.

Repairs: Upon receiving a written report we will examine and determine whether to repair or replace the defective item covered by this Limited Warranty. The work will be performed within sixty days at no charge to you.

Not Transferable: This Limited Warranty is extended to you only if you are the first purchaser of the home. When the first purchaser sells the home or moves out, this Limited Warranty automatically terminates.

Term: This Limited Warranty, unless otherwise terminated, is effective for a one year period beginning _____ and ending _____.

BayWater Properties
P.O. Box 1636
Bluffton, SC 29910
843-815-5008

Casey Ricks, President, BayWater Properties