

Saah Family, LLC
D/B/A Montgomery Homes
5 Balmoral Court
Rockville, MD 20850

NEW HOME LIMITED WARRANTY

For: 8803 Bradmoor Dr, Bethesda Md. 20817 ("Property")

Issued to _____

("Purchaser" or "Owner")

This is to certify that Saah Family, LLC D/B/A Montgomery Homes ("Builder") does hereby issue this Limited Warranty in connection with the construction of the house ("Dwelling") on the above mentioned Property and the same is accepted by the Purchaser, subject to the conditions herein set forth, this Limited Warranty being in addition to any other rights and privileges which the Purchaser may have under the warranties of the various manufacturers, equipment suppliers and subcontractors who have performed services in the construction of the Dwelling and any rights under Montgomery County New Home Warranty Law.

PERFORMANCE STANDARDS AND LIMITATIONS

This warranty starts on the date of settlement or occupancy, whichever occurs first.

For purposes of this warranty, the minimum performance standards are those established by Chapter 31C of the Montgomery Code, and any regulations enacted under its authority.

A major structural defect is actual physical damage to the following eight designated load-bearing portions of the home caused by failure of such load-bearing portions which affects their load-bearing function to the extent that the home becomes unsafe, unsanitary, or otherwise unlivable by community standards:

1. Foundation systems and footings;
2. Beams;
3. Girders;
4. Lintels;
5. Columns;
6. Walls and partitions;
7. Floor systems; and
8. Roof framing systems

I. BUILDER HEREBY WARRANTS:

- (A) That it will correct any major structural defects which significantly affect the load bearing functions of the Dwelling due to faulty construction and or defective materials, excluding

normal wear and tear, brought to its attention in writing during the period ("Warranty Period") of five years from the date of possession. It does not assume responsibility for any secondary damage (damage done to personal property or any other material or construction not originally installed by the Builder) caused by the defect and nothing herein contained shall be determined to make the Builder an insurer of the personal property of the Purchaser. No action taken, or omission of the Builder to correct defects shall act to extend the Warranty period beyond the initial term of five years.

This warranty is applicable only to the matters warranted herein and only if notice of those defects is received by the Builder in writing within 30 days following the end of the Warranty Period. This warranty is issued to the original Purchaser only and is transferable during its term to any subsequent owner of the home, so long as the home is used primarily for residential purposes by that owner. During the warranty period any subsequent Owner shall supply his or her name and phone number to Builder.

- (B) That the Roof and roof flashing are to be free from leaks for the Warranty Period of One Year and will so maintain the roof except where such defects are caused by acts or circumstances beyond its control. This Limited Warranty is void in the event the buyer or his agents utilize the roof for any activity or attach superstructure or appliances thereto.

- (C) The Plumbing System to be in proper working order and free from defective workmanship and materials for the Warranty Period of Two Years. Failures caused by negligence of the Purchaser or his agents to keep foreign materials out of the systems are excluded from this Limited Warranty. Failure of the Purchaser to maintain or drain hose bibs or cut off valves, which cause damage to the plumbing system, are not the responsibility of the Builder and are excluded from this Limited Warranty.

Where applicable, well and septic systems are not included as part of this Limited Warranty, except for the defects in construction and installation of these systems, where Builder has built and installed them. Builder is relieved from all liability from any damage caused by acts of God (e.g., change in water table).

- (D) For the Warranty Period of Two Years, the Heating System, in original finished room areas, has been installed in accordance with good heating practices and has been designed in accordance with standard heat-loss factors to maintain an average 68 degrees Fahrenheit temperature inside with an equivalent wind-chill temperature of 0 degree Fahrenheit outside. This Two-Year Limited Warranty does not include the systems or its parts, which become defective through faulty operation, maintenance or alteration by the Purchaser or its agents.

- (E) For the Warranty Period of Two Years, the Air Conditioning System has been installed in accordance with good air conditioning practices to maintain an average 78 degrees Fahrenheit temperature inside with a 95 degree Fahrenheit outside at 24 hours continuous operation. This Two year Limited Warranty does not include the systems or its parts, which become defective through faulty operation, maintenance, or alteration by the Purchaser or its agents, or by damage caused by a power failure or inadequate line voltage.

- (F) For the Warranty Period of Two Years, the Electrical/Mechanical and Ventilating Systems, against defective workmanship and materials. This two-year limited warranty does not include systems or parts, which become defective through faulty operation, maintenance or alteration by Purchaser or its agents.

- (G) The Basement against infiltration of free water due to penetration through walls or floor for the Warranty Period of One Year. This Limited Warranty does not cover condensation, backing up of sewers, flash floods, hurricanes, power outages, removal of power to sump pump, sewer leaks through window wells, or welled exits which are not property maintained by the Purchaser. Where wet basement conditions covered by this Limited Warranty result from ineffective facilities for the disposal of surface or storm drainage water, the Builder is authorized to take such corrective actions as may be considered necessary, including the installation of sump pumps. This Limited Warranty shall not apply if any person, other than the Builder or his agents, has made any openings or holes of any kind in the basement walls or floors, or has altered or disturbed the finished grade adjacent to the Dwelling, or elsewhere on the lot if the result is to change the drainage pattern of the ground adjacent to, or near, the Dwelling, nor shall it apply to dampness beyond the control of the Builder such as condensation.

- (H) That it assigns to the Purchaser, without recourse, the manufacturers ' warranties for all mechanical, electrical and other equipment and appliances furnished with the Dwelling. Purchaser is solely responsible for pursuing its remedies under manufacturers' warranties.

II. BUILDER WILL NOT BE RESPONSIBLE FOR:

- (A) Cracks or surface damage and discoloration in concrete porches, patios, foundations, walks and drives which can develop minor cracks and surface damage and discoloration due to expansion or contraction of concrete or the soil on which it is laid. There is no known method for eliminating this condition. The use of salt on any concrete or Masonry surfaces will cause spalling and will not be covered under this warranty

- (B) Mortar cracks which can develop in bonding bricks together. This is a normal condition due to the shrinkage in either the mortar or the brick and this will not affect the structural strength of the Dwelling.
- (C) Changes of the grading of the ground by anyone other than the Builder, or his employees, agents or subcontractors. The Builder is responsible only for initially establishing the proper grades and swales. The owner is responsible for maintaining such grades and swales once they have been properly established by the Builder.
- (D) Cracks in sheetrock, paneling, molding and wood which can appear during the normal drying out process of the Dwelling.
- (E) Minor cracking or loss of grouting between tiles or between tile and other material.
- (F) Minor openings of joints in resilient flooring, vinyl, rubber tile, etc.
- (G) Floor squeaks. Extensive research concludes that much has been accomplished in avoiding floor squeaks, but complete avoidance is almost impossible. Generally these will appear and disappear with changes in humidity.
- (H) Variations, minor shrinkage or warping in stained woods, wood cabinets, paneling, doors and trim. Separation of trim moldings from finished walls and shrinkage of caulking less than 1/4."
- (I) Paint. Color fastness under conditions of exposure to extreme sun and weather conditions cannot be maintained, although wood surfaces will still have protection of paint. Paint cracks may occur that are not attributable to the paint or its application. Variations cannot be controlled. Touch-up paint may vary slightly from the original color and does not warrant repainting the entire surface.

- (J) Chips, scratches or mars in tile, woodwork, walls, porcelain, bricks, mirrors, plumbing fixtures, minor scratches on Formica, glass, carpet stains or other patent defects not recognized at the time of the Final Payment or Settlement.
- (K) Sod, seeding, shrubs, trees and planting. These are to be inspected by the Purchaser prior to possession. Unless otherwise noted in writing at that time, these items for the purpose of this Limited Warranty are considered to be in good condition and are not included in this Limited Warranty. Care and maintenance of these items becomes the responsibility of the Purchaser at the time of possession, or settlement, whichever occurs first.
- (L) Insect damage or infestation after Settlement.
- (M) Defects in mechanical, electrical and other equipment and appliances which are covered by manufacturer's warranties.
- (N) Light Bulbs.
- (O) All other conditions which customarily are regarded as normal maintenance responsibilities or as acceptable construction variations
- (P) Loss or damage from accidental causes beyond the fault and control of Builder including, but not limited to, the following: Fire, explosion, smoke, water escape, windstorm, hail, lightning, flood, severe weather and falling trees.
- (Q) Condensation on windows and doors.
- (R) Any form of mold.
- (S) Defects or damage caused by Montgomery County's

mandated interior fire sprinkler system.

- (T) Damage to real property which is not part of the home covered by the Limited Warranty or which is not included in the purchase price of the home.
- (U) Any loss or damage as a result of bodily injury.
- (V) Any loss or damage for which the Owner has not taken timely action to minimize or provide timely notice to Builder.
- (W) Any condition that does not result in actual damage to the home.

- III. A number of materials, both manmade and nature created, will have color, texture, grain, finish, size, density, etc. variations both within the material itself and when compared with samples. These variations are both inherent and unavoidable. These materials include, but are not limited to, ceramic and quarry tile, marble, brick, mortar, all wood products, stone, paint stain, pre-cast marble, grout, plumbing and appliance finishes, carpet, roofing materials, exterior decking materials, tennis courts and swimming pool finishes, plaster, synthetic trim materials, laminates, cultured marble, interior hardware, resilient flooring, concrete, asphalt, etc. Purchaser understands and accepts these inevitable variations.

- IV. The provisions of this Limited Warranty shall not apply if there is any money owed by the Purchaser to the Builder, including extras, unless such money is covered by an executed escrow agreement.

- V. This Limited Warranty gives you specific legal rights, and you may also have other rights under the laws of the State of Maryland or the County in which the property is located.

- VI. In order for the Purchaser to obtain performance under this Limited Warranty, notice of a defect must be filed, in writing, with the Builder. Such notice must be mailed by first class mail, return receipt requested, to the Builder at the address stated on this Limited Warranty and must be received within 30 days of the expiration of the Warranty Period. If a defect occurs in an item that is covered by the Limited Warranty, the Builder will repair, replace or pay the reasonable cost of repairing or replacing the defective items. The Builder's total liability under this Limited Warranty is limited to the purchase price of the Dwelling. The choice among repair, replacement or payment is the Builder's.

In the event the Builder repairs or replaces, or pays the cost of repairing or replacing, any defect covered by this Limited Warranty for which the Purchaser is covered by other insurance, said Purchaser shall, upon request by the Builder, assign the proceeds of said insurance to the Builder to the extent of the cost to the Builder of

such repair or replacement.

No steps taken by Builder to correct defects shall act to extend the Warranty Period beyond the applicable Warranty Period.

VII. THERE ARE NO EXPRESS OR IMPLIED WARRANTIES OF ANY KIND GIVEN BY BUILDER IN CONNECTION WITH THE CONSTRUCTION OR SALE OF THE HOUSE AND RELATING TO THE QUALITY OR CONDITION OF ANY PART OF THE HOUSE, OF THE LOT, OR OF ANY EQUIPMENT, FIXTURE, APPLIANCE OR OTHER PROPERTY SUPPLIED WITH THE HOUSE EXCEPT AS PROVIDED HEREIN. ALL OTHER EXPRESS OR IMPLIED WARRANTIES PERTAINING TO THE DWELLING, ITS MATERIALS, EQUIPMENT, FIXTURES OR APPLIANCES ARE SPECIFICALLY DISCLAIMED AND EXCLUDED BY THE BUILDER INCLUDING BUT NOT LIMITED TO, THE WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND FITNESS FOR HABITATION. IN NO EVENT SHALL BUILDER BE RESPONSIBLE TO PURCHASER FOR INCIDENTAL, INDIRECT, CONSEQUENTIAL OR DELAY DAMAGES OF ANY KIND ARISING OUT OF OR RELATING TO THE BUILDER'S ALLEGED FAILURE TO COMPLY WITH THE TERMS OF THIS LIMITED WARRANTY OR ANY OTHER WARRANTY WHETHER OR NOT EXCLUDED HEREIN. NO OFFICER, EMPLOYEE OR AGENT OF BUILDER IS AUTHORIZED TO GRANT ANY OTHER EXPRESS WARRANTY OR MODIFY THE PROVISIONS OF THIS LIMITED WARRANTY AT ANYTIME.

VIII. All claims, disputes and other matters in question between the Builder and Purchaser concerning completion of the Dwelling, performance of any "punch list" or punch list item, performance of items on the "Completion Report" and any

and all other items arising out of, or relating to, the Builder's Limited Warranty, shall be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. Notice of the Demand for Arbitration shall be filed in writing with the other party to the Limited Warranty and with the Washington, D.C. office of the American Arbitration Association and shall be made within a reasonable time after the claim, dispute or other matter in question has arisen, and in no event shall it be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations. Purchaser agrees to make the Dwelling and any alleged defects available for inspection by the Builder and its representatives upon reasonable notice. This arbitration clause shall not apply to disputes involving items, which are "consumer products" within the meaning of the Magnuson Moss Warranty Act. The decision of the arbitrator(s) shall be binding and enforceable by any court of competent jurisdiction. This agreement to arbitrate shall be specifically enforceable under the laws of the State of Maryland. To the extent that any law in the jurisdiction wherein the home is located allows the party to a Warranty to disaffirm arbitration, such right shall exist hereunder. If either party to this Warranty rightfully disaffirms arbitration pursuant to such law, any dispute or claim shall be litigated in the circuit court of the jurisdiction wherein the home is located.

IX. The Builder's Building Contractor License Number in Montgomery County is BC3735. The Builder's Maryland Builder Registration Number is 2833.

This Limited Warranty is transferable only to the extent that the contract is transferable and is for the use and benefit of the Purchaser, only during the occupancy of the premises within the Warranty Period.

IN WITNESS WHEREOF, Saah Family, LLC D/B/A Montgomery Homes has caused this Limited Warranty to be executed and the same has been accepted by the Purchaser as evidenced by their signature hereto on this day _____ of _____, 20___. The effective date

of this Limited Warranty will be the date of possession or transfer of record title, whichever occurs first.

By: Saah Family, LLC

Date

Purchasers:

Date

Date

NOTICE TO BUYER

Required by Montgomery County Office of Consumer Affairs

Montgomery County law does not require this builder to furnish any bond, insurance, or other financial security to guarantee the builder's performance of its warranty obligations. If a builder has promised you any other bond, insurance, or security to guarantee the performance of its warranty obligations, that bond, insurance, or security must be listed here:

None.

I, the buyer, acknowledge that I have read and understand the above notice.

Buyer:

Co-buyer: