



MARVELL HOMES, LLC LIMITED WARRANTY

The builder warrants that all construction related to the house substantially conforms with the plans and specifications and change orders for this job and that for a period of one year from the closing the builder warrants that all electrical, mechanical, plumbing, heat, and AC will be operable and in compliance with the state building code. The roof will be water tight for normal climatic conditions. The builder warrants that during the first 30 days after the buyer moves in, the builder will adjust or correct minor defects, omissions, or malfunctions, such as missing equipment or hardware, sticking doors, drawers, and windows; dripping faucets and other minor malfunctions reported to the buyer upon inspection of the property.

Within one (1) year from the date of closing or occupancy by the buyer, whichever is first, the builder will repair or replace, at the builder's option, any latent defects in the material or workmanship by the standards of construction relevant in Massachusetts. A latent defect is described as one, which was not apparent or ascertainable at the time of occupancy. The buyer agrees to accept a reasonable match in any repair or replacement in the event the original item is no longer available.

This limited warranty does not cover the following items:

- A. Damage resulting from fires, floods, storms electrical malfunctions, accidents or acts of God.
- B. Damage from alterations, misuse, or abuse of the covered items by any person.
- C. Damage resulting from the buyer's failure to observe any operating instructions furnished by the builder at the time of installation.
- D. Damage caused by normal cracking, settling and curing of foundation walls and slabs and/or ground water infiltration.
- E. Damage resulting from malfunction of equipment or lines of the telephone, gas power, or water companies.
- F. Any item furnished or installed by the buyer.

G. Any appliance, piece of equipment, or other item that is a consumer product.

The builder hereby assigns (to the extent that they are assignable) and conveys to the buyer all warranties provided to the builder on any manufactured items that have been installed or included in the buyer's property. The buyer accepts this assignment acknowledges that the builder's only responsibility relating to such items is to lend assistance to the buyer in setting any claim resulting from installation of these products.

(Buyer's initials)

(Builder's initials)

(Buyer)

(Builder)

Date_____

Date_____