

SB 800 Statutes of Limitations



1 YEAR

- Fit and finish warranty—Civil Code section 900; builder shall provide a homebuyer with a one-year express written limited warranty covering the fit and finish of the following building components: cabinets, mirrors, flooring, interior and exterior walls, countertops, paint finishes and trim.
- Inter-unit noise transmission (one year from original occupancy of adjacent unit).
- Irrigation and drainage systems.
- Manufactured products (products completely manufactured offsite—oven, microwave and other appliances)

2 YEARS

- Dryer ducts
- Wood posts – decay due to untreated posts coming into contact with soil.
- Landscaping systems

4 YEARS

- Plumbing and sewer systems (proper operation)
- Electrical Systems (proper operation)
- Cracking of exterior hardscape, patios, pathways, walkways and sidewalks
- Fences—corrosion of steel fences

5 YEARS

- Paint and stains to be applied so as not to cause deterioration of building surfaces

10 YEARS

- All other statutory violations (“catch-all”)
- Balconies and balcony systems
- Ceramic tile, tile backing and countertops
- Decks, substrate and deck systems
- Doors
- Stairs
- Stucco and stucco systems
- Siding
- Framing and framing systems—including concrete slabs and load bearing components
- Soils
- Columns
- Plumbing lines, sewer lines and utility lines
- Roofs, roof systems and sheet metal
- Chimney and chimney caps
- Baths
- Electrical (fire protection)
- Heating
- Wall finishes—pot shelves and plant-ons