

**Warranty** – Subject to the conditions and limitations set out below, Sentaur Inc. warrants that the Work will be free of defects in materials and workmanship. This warranty lasts for twelve (12) months. The Warranty period starts on the earlier date of 1. Certificate of occupancy/final sign off on the building permit 2. Owner taking (partial or total occupancy (as defined by the state). This warranty is given in lieu of any express or implied warranty otherwise provided under any law. Any Warranty claim must be in writing and sent by certified mail to Sentaur Inc. during the warranty period. Warranty work performed by Sentaur does not extend the warranty. The warranty is void if a person or firm other than Sentaur performs or re-performs any work within the scope of this Agreement.

Sentaur's warranty excludes the following: A. Concrete or mortar cracks caused by normal expansion and contraction that do not substantially impair structural elements. B. Floor squeaks C. Moisture, mold, mildew, moss, or fungi D. "Cracking, Checking, or Spreading" of building materials due to the drying process is normal and occurs naturally. E. Caulking in bathtubs, shower stalls, ceramic tile surfaces, countertops, and exterior will crack or bleed. These conditions are normal. Maintenance or repairs are the Owner's responsibility. F. Landscaping, grading, earth movement, or instability of soil or earth.

Appliances and other manufactured or consumer products such as roofing materials, hardware, windows, heating and mechanical systems, fixtures, etc. are not separately warranted by Sentaur.