

Guarantee (Annexure "I")

1. Your new home has been built by craftsmen with the finest materials.
2. We give you a range of time limits to report any defects. Provided that we are advised in writing within the given time limits, all defects will be fixed.
3. **UP TO 3 MONTHS AFTER COMPLETION** the Contractor will repair any defect in the plumbing system, electrical installation, hot water cylinder, drainage, floor covering, tiling, as well as any joinery.
4. **UP TO 12 MONTHS AFTER COMPLETION** the Contractor will repair any defects or leaks which may occur in the roof covering.
5. **UP TO 12 MONTHS AFTER COMPLETION** the Contractor will repair any structural cracks of the concrete foundation, brickwork or structural timber.
6. Although the Contractor undertakes to provide a home of the highest quality, the Guarantee cannot cover damage or loss caused by misuse, negligence or abuse or accident or any risk insured against in terms of the insurance policy normally used by Banking Institutions in respect of the mortgage bond over a residential property.
7. The Guarantee also specifically excludes two repair items :
 - 7.1 Touch up painting of any nature whatsoever;
 - 7.2 Hairline cracks in the plasterwork. These cracks are inevitable and are caused by the natural shrinkage of materials during the first six (6) months after completion. When you next paint the affected walls, the hairline cracks should disappear and not return. Please note that the Contractor cannot be held responsible for repairing cracks of this nature.
8. If the Contractor installs during the construction, any appliance with a manufacturer's guarantee, such guarantee will be transferred to the Purchaser.
9. This Guarantee may only be enforced by the original owner and is not transferable.
10. The contractor needs to be advised in writing within 3 months after occupation of any defects. If this condition is not adhered to, you will forfeit any further claim against the contractor, with the exception of those conditions as stipulated in Clauses 4 & 5.
11. We advise you to be meticulous with your maintenance and insurance of your home since you wish to increase the value of your investment.

PURCHASER

SPOUSE

SELLER