

Irrigation Systems

| | | |
|---------------------|--|---|
| Code Section | Section 896(g)(7) Irrigation Systems/Drainage – Overspray | Section 896(a)(9) Hardscape, Irrigation Systems, Landscaping, Drainage |
| Time Limit | 1 YEAR | 10 YEARS |
| Issues With | Issues regarding non-water areas of construction | Water issues |
| Damage To | Damage to landscaping or external improvements | Damage to another component of the building |
| Caused By | Caused by defective <u>operation</u> of irrigation systems | Resulting from <u>water or soil erosion</u> caused by defective <u>installment</u> of irrigation systems |
| Examples | Staining to stucco of buildings caused by overspray or deterioration of fences and posts caused by overspray from sprinklers | The landscape fails to drain water, leading to water erosion. The accumulation of water damages the structure |

DISCLAIMER: THIS IS NOT, AND MUST NOT BE USED AS, LEGAL ADVICE OR CONSULTATION. PLEASE CONTACT AN ATTORNEY FOR ADVICE AND INTERPRETATION OF EACH AND EVERY INDIVIDUAL ISSUE YOU ENCOUNTER!

Electrical Systems

| | | |
|---------------------|---|--|
| Code Section | Section 896(f) Electrical Systems | Section 896(d)(3) Electrical and Mechanical Systems - Fire |
| Time Limit | 4 YEARS | 10 YEARS |
| Issues With | Electrical system issues | Fire protection issues |
| Damage To | Damage to the residents' ability to inhabit the structure | Damage to anything |
| Caused By | Caused by defective operation of electrical systems | Resulting from fire caused by defective installment or construction of electrical systems |
| Examples | (a) Frequent electrical shortages caused by defective operation of the system that make it impossible to live in the structure. (b) Overspray of electrical fixtures by stucco subcontractors, which causes a potential fire hazard but not actual result in a fire. Improper installation of electrical systems, (cross wiring, etc.) which is defective but does not cause immediate damage. | Fire damage to the building resulting from an explosion in the electrical system caused by defective installment |

DISCLAIMER: THIS IS NOT, AND MUST NOT BE USED AS, LEGAL ADVICE OR CONSULTATION. PLEASE CONTACT AN ATTORNEY FOR ADVICE AND INTERPRETATION OF EACH AND EVERY INDIVIDUAL ISSUE YOU ENCOUNTER!

Plumbing Systems

| Plumbing Systems | | | | |
|---------------------|--|---|---|---|
| Code Section | Section 896(e) Plumbing/Sewer Systems – Use by Homeowner | Section 896(a)(14) Plumbing Systems and Sewer System Leaks | Section 896(a)(15) Plumbing Systems and Sewer Lines – shall not corrode | Section 896(a)(16) Sewer Systems – Flow & Flush |
| Time Limit | 4 YEARS | 10 YEARS | 10 YEARS | 10 YEARS |
| Issues With | Plumbing and Sewer Issues | Water Issues | Water Issues | Water Issues |
| Damage To | Damage to the residents' ability to inhabit the structure | Damage to anything | Damage to the useful life of the plumbing systems and sewer systems | Damage to anything |
| Caused By | Caused by defective <u>installation</u> of plumbing and sewer systems | Damage resulting from leakage caused by the plumbing system, sewer system and the utility systems | Caused by rusting of plumbing and sewer lines | Damage resulting from failure to allow a designated amount of sewage to flow through the system, caused by defective installation of the sewer system |
| Examples | Loose toilets, gaskets, faucets and other poorly installed plumbing fixtures that do not cause immediate damage. | Leaking pipe that causes mold on the ceiling | Plumbing system stops working properly because of rust | Toilet is frequently clogged because the plumbing lines don't allow adequate flow |

DISCLAIMER: THIS IS NOT, AND MUST NOT BE USED AS, LEGAL ADVICE OR CONSULTATION. PLEASE CONTACT AN ATTORNEY FOR ADVICE AND INTERPRETATION OF EACH AND EVERY INDIVIDUAL ISSUE YOU ENCOUNTER!