

## 1. Limited Warranty

The Seller(s) warrant that at the time of settlement, where installed the following shall be in good working order commensurate with age,

- 1 All electrical plant and equipment, including but not limited to, electrical lighting including light globes and swimming pool lights where applicable, stove elements, oven, oven light and clock, range hood light and fan, air conditioner(s), all power point outlets, electric hot water system(s), ceiling fans including exhaust fans, dishwasher, cook top igniters, ducted vacuum system and alarm system.
- 2 All gas plant and plumbing, equipment including but not limited to, gas hot water system(s), gas stove, cook tops, and wall oven, gas room heaters, ducted gas heating systems, taps, drains and toilets.
- 3 Solar Hot Water system (where installed) including boosters.
- 4 In the case where the gardens are reticulated (either from a bore or the mains), all pipe work, solenoids, sprinkler heads and timers etc.
- 5 In the case where a swimming pool or spa is installed, all pumps, cleaning equipment and filtration systems, plumbing and supplementary heating equipment

Both parties agree the following item are exempt from the **Limited Warranty**:

## 2. Building Improvements

The Seller(s) warrant that all additions to the home or property-i.e. extensions, additions, pools, spas, patios, pergolas, sheds, workshops etc and any other improvements ( unless specified in the contract), have been erected with the approval of the relevant Local and/or State authorities and no impending notices or work orders are current.

The following improvements do not have the approval of the Local and/or State authority and are exempt from clause 2 of this annexure.

## 3. Keys

The seller(s) will provide at settlement working keys to all doors, garages, window locks, meter box locks and letter box locks on the property.

**4. Certificate of Title**

The Buyer(s) acknowledge that they have received a copy of the Certificate of Title and any encumbrances that relate to the property.

**5. Property Condition at Settlement**

The Seller(s) represents and warrants, that at settlement, the whole property including main dwelling, gardens and pool/spa (where included in the sale) will be in the same state and condition it was in immediately before the contract date.

**6. Contamination**

The buyer acknowledges and agrees that the seller makes no representations concerning any contamination including but not limited to asbestos located upon the property. The Buyer acknowledges that the Buyer has not relied in any representations of the Seller or the Sellers agent to the Buyer as to contamination as an inducement to enter into this contract.

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_