

this section expire. The warranties provided under this section do not apply to any defect caused by the original purchaser.

(d) Any action arising under this subtitle shall be commenced within two years after the defect was discovered or should have been discovered or within two years after the expiration of the warranty, whichever occurs first.

SUBTITLE 6. NEW HOME WARRANTIES

10-601.

(A) IN THIS SUBTITLE THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

(B) "APPLIANCES, FIXTURES, AND ITEMS OF EQUIPMENT" MEANS FURNACES, BOILERS, OIL TANKS AND FITTINGS, AIR PURIFIERS, AIR HANDLING EQUIPMENT, VENTILATING FANS, AIR CONDITIONING EQUIPMENT, WATER HEATERS, PUMPS, STOVES, REFRIGERATORS, GARBAGE DISPOSALS, COMPACTORS, DISHWASHERS, AUTOMATIC DOOR OPENERS, WASHERS AND DRYERS, BATHTUBS, SINKS, TOILETS, FAUCETS AND FITTINGS, LIGHTING FIXTURES, CIRCUIT BREAKERS, AND OTHER SIMILAR ITEMS.

(C) "BUILDER" MEANS ANY PERSON, CORPORATION, PARTNERSHIP OR OTHER LEGAL ENTITY:

(1) THAT IS ENGAGED IN THE BUSINESS OF ERECTING OR OTHERWISE CONSTRUCTING A NEW HOME; OR

(2) THAT PURCHASES A COMPLETED NEW HOME FOR RESALE IN THE COURSE OF ITS BUSINESS.

(D) "DEPARTMENT" MEANS THE DEPARTMENT OF LICENSING AND REGULATION.

(E) "ELECTRICAL SYSTEMS" MEANS ALL WIRING, ELECTRICAL BOXES, SWITCHES, OUTLETS AND CONNECTIONS UP TO THE PUBLIC UTILITY CONNECTION.

(F) "HEATING, COOLING, AND VENTILATING SYSTEMS" MEANS ALL DUCT WORK, STEAM, WATER AND REFRIGERANT LINES, REGISTERS, CONVECTORS, RADIATION ELEMENTS AND DAMPERS.

(G) "LOAD-BEARING PORTIONS OF THE HOME" MEANS THE LOAD BEARING PORTIONS OF THE:

- (1) FOUNDATION SYSTEM AND FOOTINGS;
- (2) BEAMS;
- (3) GIRDERS;
- (4) LINTELS;