



BEACON BAY WINDOWS & DOORS, LLC
LIMITED WARRANTY CERTIFICATE

Effective Date: October 13, 2025
Warranty Version: BBWD-2025.1

1. WARRANTY SUBJECT

This Limited Warranty (“Warranty”) is provided by Beacon Bay Windows & Doors, LLC (“Beacon Bay”), to the original purchaser (“Purchaser”) of Beacon Bay brand window and/or door products (“Products”) installed within the United States. Beacon Bay hereby warrants to the Purchaser, subject to the conditions herein, that Products shall be free from manufacturing defects in materials and workmanship under normal, intended residential and commercial use.

2. COVERAGE PERIODS

a. uPVC Frames and Sashes - Single Family Residential Installations

Beacon Bay warrants frames and sashes against defects in materials and manufacturing, including warping, cracking, blistering, peeling, or discoloration (except normal weathering), for fifteen (15) years from the date of original purchase.

b. Insulating Glass Units (IGUs) - Single Family Residential Installations

Double pane and triple pane IGUs are warranted for a period of ten (10) years against seal failure and irregular material obstruction to vision between glass panes or excessive fogging. Glass breakage is not covered except where explicitly extended by separate written agreement.

c. Hardware and Operating Components - Single Family Residential Installations

All mechanical components (including hinges, tilt-turn operators, handles, and locks) are warranted for ten (10) years against material defects and mechanical failure under normal operation. Surface finishes on these components are warranted for five (5) years.

d. Factory-Applied Finishes - Single Family Residential Installations

Paint, laminates, and foils applied by Beacon Bay are warranted against cracking, peeling, blistering, and excessive color fade ($\Delta E > 5.0$) (ASTM D2244) for ten (10) years from the date of purchase.

e. Screens and Weatherstripping - Single Family Residential Installations

Screens and weatherstripping are warranted for two (2) years against material defects.

f. Commercial Installations

For Products installed within commercial, institutional, municipal, or multi-family projects (buildings having more than three individual residential units), warranty periods are:

- Frames and Sashes: ten (10) years
 - IGUs: five (5) years
 - Hardware: five (5) years
 - Factory Finishes: three (3) years
 - Screens and Weatherstripping: one (1) year
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3. COVERAGE TERMS AND CONDITIONS

- This Warranty applies exclusively to the original Purchaser and is non-transferable without express written authorization by Beacon Bay.
 - All Products must be installed according to ASTM, AAMA, and applicable IBC and IRC local building codes and by qualified professionals.
 - Beacon Bay's sole obligation under this Warranty is, at its discretion, to repair, replace (FOB factory), or refund the purchase price of the defective Product or component.
 - Product design, finish, or color is subject to change; replacement parts may not exactly match those originally supplied.
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4. EXCLUSIONS

This Warranty shall not cover and specifically excludes damages resulting from:

- Improper, non-conforming installation, alteration, or repair by any party other than Beacon Bay or its authorized agents.
 - Use of non-approved sealants, after-market films, coatings, or solvents.
 - Exposure to corrosive environments (including installation within 2 miles of sea/saltwater) unless Beacon Bay's care and maintenance guidelines for such conditions are observed.
 - Structural movement, building settlement, or failures of walls, foundations, or waterproofing systems.
 - Accidents, fire, flood, earthquake, other acts of God or weather events, or intentional damage.
 - Normal wear and tear, including surface scratches, dents, or cosmetic blemishes.
 - Condensation (interior or exterior), except as contained within a sealed IGU.
 - Defects in finishes or stains applied by third parties or applied in the field by Purchaser, contractor, subcontractors, or others.
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5. CLAIM PROCEDURE

To obtain warranty performance, Purchaser must submit a written claim to Beacon Bay within thirty (30) days of discovering an alleged defect, providing:

- Proof of purchase and installation.
- Complete description of the issue(s).
- Clear photographic evidence of the claimed defect.
- Access to the property for product inspection.

Beacon Bay reserves the right to inspect the Product and determine the validity of any claim. Warranty remedies are limited exclusively to those expressly provided herein.

6. LIMITATION OF LIABILITY

IN NO EVENT SHALL BEACON BAY WINDOWS & DOORS, LLC BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO LABOR, REMOVAL, REINSTALLATION, TRANSPORTATION, LOSS OF USE, LOSS OF PROFITS, OR DAMAGE TO OTHER PROPERTY OR STRUCTURES. TO THE FULLEST EXTENT PERMITTED BY LAW, ALL IMPLIED WARRANTIES (INCLUDING BUT NOT LIMITED TO MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE) ARE HEREBY DISCLAIMED. WHERE IMPLIED WARRANTIES CANNOT BE EXCLUDED, SUCH WARRANTIES ARE LIMITED TO THE DURATION OF THE EXPRESS WARRANTY PERIODS STATED ABOVE.

7. GOVERNING LAW

This Warranty shall be governed by the laws of the Commonwealth of Massachusetts, regardless of conflict of laws principles.

8. SEVERABILITY

If any provision of this Warranty is held by a court to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

9. CONSUMER RIGHTS

Some states do not allow exclusions or limitations of incidental or consequential damages, so the above limitations or exclusions may not apply. This Warranty grants specific legal rights; Purchaser may have additional rights which vary from state to state.

BEACON BAY WINDOWS & DOORS, LLC