



EXTERIOR DOOR WARRANTY FOR FACTORY FINISHED DOORS

All exterior doors manufactured under Premium Estates NOA are warranted by Tropical Doors & Mouldings Llc. (TDML) for the term of one year from the date of shipment from our facility. Our products are shipped with product authentication sticker(s) and incorporate serial numbers that match your door purchase. Please refer to these serial number(s) when you call about warranty issues on your purchase. Unless notified in writing at delivery, all door products shipped/received are considered to be free from defects in materials and workmanship.

TDML warrants against manufacturing defects for the term of one year from shipment when installed in accordance with the approved drawings and installation instructions. Glass warranties are provided separately by the glass manufacturer and replacements of insulated glass due to seal failure must be shared by the glass manufacturer with labor supplied by the individual vendor. Glass warranty does not include glass breakage. This warranty does not cover defects resulting from the owner's failure to maintain TDML millwork products in accordance with maintenance finishing, storage or installation recommendations. This warranty is for the original Dealer/Client and is not transferable. Proof of purchase is required for this warranty.

TDML will repair or replace any part(s) that fails due to manufacturer or material defect solely at TDML's option. Photos of defects should be submitted initially and inspections may be required to determine correction of any problem. Labor costs for removal, site board-up and/or re-installation of any millwork are not included under these warranties and must be borne by the others. Due to changes in design and improvements, parts of substantially equal quality may be substituted.

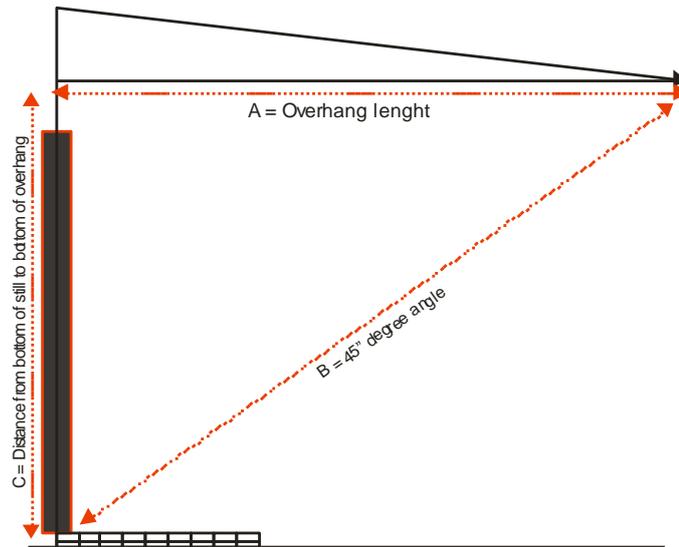
WARRANTABLE ITEMS:

- A. Warping of door slab is considered a defect if it exceeds 1/4" on a 6/8 panel heights, 3/8" on 8/0 or 1/2 " on a 10/0 panel spam.
- B. "Warp" is any distortion in the door itself and does not refer to the relationship of the door to the frame in which it is hung. Warp shall include a bow, cup or twist. The following method shall be used to measure the amount of the warp in the door; the bow cup or twist shall be measured by placing on a straight-edge of the suspected concave face of the door at any angle whether horizontal vertical or diagonal with the door in the installed position. SPECIAL NOTE: any action on a claim for warp may be deferred at the option of TDML for a period, not to exceed one year from the date of claim, to allow conditioning of the door to temperature and humidity.
- C. Separation of stile and rail over 1-16" an inch.
- D. A door over 8ft. must have a factory installed multi-point lock OR must have an acceptable alternate lock that intersects the approved reinforcing plate at the header and engages regularly with the door hardware when in the locked position. We recommend locking taller doors down after installation while the door acclimates to its new environment.
- E. Flush Face doors (see addendum "A") are constructed using solid species outer and inner full size laminated layers and more prone to cupping than those built in stile and rail fashion. Extra attention should be given to avoid exposure to unequal weather exposures, especially in an unfinished state. Timely finishing of a flush face door slab is critical to insure against cupping in both the horizontal and vertical planes. Unless notified in writing otherwise at delivery flush face slabs will be considered free of defects.
- F. Storage of millwork should be in a dap-free area out of direct sun-light; doors can be laid on long edge for short time but otherwise should be laid on a flat surface. Do not allow doors to lean on walls as a bow could develop. Finished surfaces should not be stored in contact with each other.

Initial _____

EXCLUSIONS - THIS WARRANTY DOES NOT COVER THE FOLLOWING:

1. Part(s) which have been damaged by accident, improper use, negligence, improper installation or damage as a result of exposure to inappropriate chemicals or conditions.
2. Part(s) or labor supplied by parties other than TDML.
3. Incidental or consequential damages.
4. Exterior millwork not protected by adequate overhang. Millwork must be protected with an overhang that projects outward at a minimum of 45 degree angle to the bottom of the millwork. *see fig.#1
5. Shrinkage, swelling, small checks and/or surface imperfections in the wood.
6. All 1-3/4" thick door panels that are over 3/0 wide or 8/0 height.
7. Any condition resulting from the buyers neglect or failure to properly maintain the millwork.
8. A unit that is improperly hung or does not swing freely.
9. An individual floating panel whose width is greater than 14".
10. A door shipped outside the contiguous 48 states.



The distance from bottom of the sill to the base of the overhang(C) must equal the distance of the base of the overhang to the front of the overhang (A)

Overhang Detail for Warranty

An overhang is required to retain this warranty. The Protective overhang is to be equal to, or greater than The distance from the bottom of the sill to the base of The overhang. See figure 1 (above)

Addendums attached to this Warranty to read and initial:

- Flush Door Care & Handling
- Maintenance & Care of your Florida Impact Door System

• Please Have Product Authentication Sticker Number When Calling On your Warranty

I HAVE READ & UNDERSTAND THE WARRANTY AND ATTACHED ADDENDUMS

SIGNATURE: _____

DATE: _____

ADDENDUM: A

DOOR FINISHING, MAINTENANCE & CARE:

We recommend that you seriously consider purchasing your custom door products pre-finished from our factory unless your finisher is prepared to remove all hardware prior to finishing and willing to properly re-install if afterwards. It is commonly recognized that sealing the bottom and top of any door panel is critical to its performance therefore removal and re-installation of our proprietary locking hardware is required at these locations.

The necessary steps for a quality finish start with full detail sanding of all parts to 220grit, an oil-based stain-Coat to homogenize colors of all components followed by a reduced seal coat for maximum penetration, then at least two additional coats of a flexible oil-based sealer (such as a high grade marine varnish), with a prep sand between each step. Re-installation of hardware after a sufficient dry time is the final step before shipping.

1. After installation clean off the door surface completely to remove dirt or dust using a natural bristle paint brush moving in the direction of the grain. Remove any stubborn grime with a clean cloth lightly soaked with a small amount of mineral spirits. Rub lightly to avoid damaging the new finish. **Never use any caustic cleaning agents on your wood door(s).**
2. Allow the door to dry thoroughly before applying any oil. Do not apply oil while the wood is exposed to direct sun-light
3. Apply a fine mist of oil to the complete exterior surface using a pump sprayer. Re-apply liberally to the perimeter of the floating panels, driving the oil beneath the panel stops and pay special attention to the absorption of oil around the panels as this is where water displacement is most important. Re-apply around the panels until absorption is complete. This process will infiltrate the raw wood beneath stops to build up a protection that protects the door parts against the elements over time.
4. Repeat this process in its entirety over the next few weeks from the initial installation and afterward every 6 months.
5. Keep storm bolts engaged first six weeks when door is shut to acclimate in place so it does not warp. Multipoint locking systems are already engaged when door is shut so this is not a problem.

To retain and maintain the beauty of your wood door always use oil application when cleaning the wood components. Potential shrinkage, swelling, cracking or splitting of the panels is possible because of exposure to direct sunlight or variations in temperature, water, humidity and dryness. It is important to keep your wood door(s) conditioned, especially if you have any direct sun exposure of you have a dark finish on your door(s). We recommended using a quality Orange Oil or any penetrating furniture oil meant for exterior use to condition and protect your new door(s). This process also seals any small areas of natural variance in the wooden door products, giving the woodwork the best protection from the elements.

With every door purchased from Tropical Doors & Mouldings, Llc, we will provide a starter package of oil. If possible we recommend that the installer applies the first application with the door in prone position letting the oil seep into the door for ten minutes then wiping the door down before installing our product.

Initial _____
Addendum: A

ADDENDUM: B

DOOR FINISHING, MAINTENANCE & CARE:

At Tropical Doors & Mouldings, Llc. we build flush doors starting with a single sheet interior core(s) made from solid species boards edge-glued into one single piece. Outer-facing single panels are edged and faced glued then pressed on to the structural core. This results in a very strong and unblemished seamless face-grain. Wood varieties whose grain structure and density are best suited for use in exterior millwork offering strength, workability and beauty, tend to be familiar woods such as Mahogany, Oak, Cherry, and contain a natural percentage of moisture at the time of fabrication.

Changing weather will affect solid wood doors. "Stile and rail" constructed doors have intermediate components to help disperse the forces of weather induced expansion and contraction with structural components and floating panels. During wet tropical periods "flush-face" doors may expand in their openings and gaps between the door and frame may appear smaller or possibly rub. Conversely during dry periods, wood-grains across the surface of "flush-face" doors tend to contract. In extreme cases excessive moisture loss may cause small checks or fissures to appear across their expanse due to loss of mass and cause doors to shrink. Therefore it is important to seal all 6 edges of "flush face" doors as soon as possible with an initial coat of diluted sealer, followed by at least three coats of a good quality oil-based sealer.

It is universally understood that limiting wood door exposure to weather extremes helps to keep it stable. The natural moisture reduction loss of mass from the "moist to dry cycle" cannot be considered a manufacturing defect and can be countered by applying a quality penetrating furniture oil (see maintenance & care addendum) when small cracks first appear. Applying oil to the surface replaces mass lost through drying/shrinking and at the same time helps seal the finished surface to restrict future checking. Even after a proper finish is applied, prolonged exposure to seasonal wet/dry periods may affect overall moisture content in either weather condition it may be necessary to adjust and introduce oil to your door as a result, as these are common issues. It is important to assess these factors especially when purchasing a "Flush Face" style exterior door product.

Initial _____
Adendum: B