

Royal Premier Homes

Warranty

New home owners benefit from One Year Warranty Protection and Two Year Warranty Protection against defects in work and materials, and Seven Year Warranty Protection against major structural defects (MSD). Warranty coverage begins on the date of possession of a home or condominium unit, and remains in effect until the end of the warranty period, even if the home is sold before the warranty expires.

One Year Warranty

Your home's statutory one year warranty coverage begins on the date you take possession of the home and ends on the day before the first anniversary of this date.

For example, if your home's date of possession is October 23, 2005, the one year warranty begins on October 23, 2005 and ends on October 22, 2006.

- Constructed in a workmanlike manner and free from defects in material;
- Fit for habitation;
- Constructed in accordance with the Ontario Building Code; and
- Free of major structural defects.

Two Year Warranty

Your home's two year statutory warranty coverage begins on the date you take possession of the home and ends on the day before the second anniversary of this date. For example, if your home's date of possession is October 23, 2005, the two year warranty begins on October 23, 2005 and ends on October 22, 2007. The two year warranty is provided by your builder and covers:

- Water penetration through the basement or foundation walls
- Defects in materials, including windows, doors and caulking, or defects in work that result in water penetration into the building envelope.
- Defects in work or materials in the electrical, plumbing and heating delivery and distribution systems
- Defects in work or materials which result in the detachment, displacement or deterioration of exterior cladding (such as brickwork, aluminum or vinyl siding)
- Violations of the Ontario Building Code affecting health and safety (including, but not limited to, violations relating to fire safety and the structural adequacy of the home)
- Major structural defects. (Major structural defects are specifically defined in the Ontario New Home Warranties Plan Act and discussed in more detail in the Seven Year Warranty section.)

Seven Year Warranty

Your home's seven year warranty covers major structural defects (MSD) and begins on the date you take possession of the home and ends on the day before the seventh anniversary of that date. For example, if your home's date of possession is October 23, 2005, the seven year MSD warranty begins on October 23, 2005 and remains in effect until and including October 22, 2012.

A major structural defect is defined in the The Ontario New Home Warranties Plan Act as:

- Any defect in work or materials that results in the failure of a load-bearing part of the home's structure or materially and adversely affects its load-bearing function; or
- Any defect in work or materials that materially and adversely affects the use of the building as a home.

The seven year MSD warranty includes significant damage due to soil movement, major cracks in basement walls, collapse or serious distortion of joints or roof structure and chemical failure of materials.

In addition to the general exclusions, the seven year MSD warranty specifically excludes:

- Dampness not arising from failure of a load-bearing portion of the building.
- Damage to drains or services.
- Damage to finishes.