

Summertime and your new home warranty

The warmer weather is the perfect time to enjoy your newly built home both inside and out. But if you have exterior work that has yet to be completed, or if you experience problems with your builder-supplied air conditioner, enjoyment may soon be replaced by frustration. It helps to understand what is covered under your warranty and the process for resolving any issues.

Exterior painting, concrete and mortar

Work to the exterior of your home such as painting, parging application and brick repairs is referred to as “seasonal” under your new home warranty. As a homeowner, you must report any problems with these items on the applicable warranty form. If your builder cannot correct a seasonal warranty item within the required timelines due to unsuitable weather conditions, they must complete the repairs as soon as possible after suitable weather conditions return. In any event, it must be completed by between the following May 1 and Sept. 1.

Grading, sod, driveways

Grading not done? Still waiting for your new lawn? How about your driveway? This type of work is referred to as “special sea-



sonal” under your new home warranty, and you need to report it to Tarion on a warranty form within the first year. Your builder has 270 days of seasonable weather from the date you took possession to complete any warrantable special seasonal items.

Air conditioning

When the mercury climbs outdoors, you

want the inside of your home to be nice and cool. If you experience a complete loss of cooling in your builder-supplied air conditioner, your builder should remedy the situation as soon as possible. Keep in mind that if you need warranty assistance from Tarion, they'll be able to resolve the situation outside the normal warranty timelines.



Note to condo owners

If you own a condominium unit, the items discussed above may be part of the project's common elements and therefore not covered by your unit warranty. If this is the case, report the issues to the condominium corporation's Board of Directors so that they may be handled under the separate common elements warranty. (NC)



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