



How a New Home Warranty-Check Can Save You... (or **COST YOU**) LOTS...

Since buying a home is one of the largest investments you will ever make, you want to be protected against construction defects. That's why it is so important to have a full home inspection, to spot defects and schedule repairs by the builder. Do this well before your home warranty expires, even if it is a brand new home.

What is home warranty insurance?

Home warranty insurance protects new homes in British Columbia against construction defects such as materials and labour, building envelope and structural defects. It covers all new homes constructed after July 1, 1999, but only for a specified time. Miss it by one (1) day and it's gone forever!

What is 2-5-10 Warranty Coverage?

2 Years - Construction defects in materials and labour supplied for the electrical, plumbing, heating, ventilation and air conditioning delivery systems, as well as for the exterior cladding, caulking, windows and doors, including the common property of strata corporations.

5 Years - Water Leakage (*basement / foundation, roof, exterior walls, windows and doors*)

10 Years - Major Structural Defects

This construction coverage applies to any defect in materials and labour for 12 months for all new homes and 15 months for the common property of strata corporations.

Home owners are legally responsible for carrying out regular inspection and maintenance of the building envelope. Knowing your home warranty insurance expiration dates is critically important to determine when coverage will disappear forever...

Many strata corporations in the lower mainland are nearing their 15 month or 5-year (building envelope) New Home Warranty expiration date and don't even realize it. They will need to take immediate action to ensure all required repairs are adequately documented to all the authorities before the builder's obligation expires. If they delay, they will have to pay to repair construction defects out of their own pockets.

Over the years we've helped many homeowners / Property Managers / Self-Managed Stratas save THOUSANDS and made it much less stressful!

You deserve financial security, peace of mind and not having to over-spend. **Schedule a Home or Strata Inspection warranty-check well before your Warranty Expires!**

CALL: Duxbury & Associates - Building Inspection and Consulting Ltd.

Uncovering Tomorrow's Surprises, TODAY!

Ph: 604 524-2502