

Baywood Homes Warranty Coverage

(In compliance with the standards of the Ontario New Home Warranties Plan Act)



Baywood Homes warrants the following for a period of one (1) year from the date of possession:

- ⇒ Free from defects in workmanship and materials;
- ⇒ The home is fit to live in; and
- ⇒ Structure of home meets the Ontario Building Code Requirements.



Baywood Homes warrants the following for a period of two (2) year from the date of possession:

- ⇒ Any water penetration through the basement or foundation walls;
- ⇒ Defects in materials and workmanship (i.e. caulking, windows, doors) that obstruct the building envelope in the effective prevention of water penetration;
- ⇒ Defects in materials and workmanship in the electrical, plumbing, and heating delivery and distribution systems;
- ⇒ Defects in materials and workmanship that result in the detachment, displacement, or physical deterioration of exterior cladding; and
- ⇒ Violations of the Ontario Building Code's health and safety provisions.



Baywood Homes warrants the following for a period of seven (7) years from the date of possession:

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

Tarion Warranty Corporation Non-Warrantable Items

(In compliance to the standards of the Ontario New Home Warranties Plan Act)

- ⇒ Damage resulting from improper maintenance, such as dampness or condensation caused by the homeowner's failure to maintain proper ventilation levels or improper operation of a humidifier, hot tub, septic system or any other moisture producing device;
- ⇒ Alterations, deletions or additions made by the homeowner (such as changes to the direction of the downspouts, grading or slope away from the house);
- ⇒ Defects in materials, design and work supplied or installed by the homeowner/purchaser;
- ⇒ Secondary damage caused by defects under warranty. While the defects themselves are covered, the personal or property damage they cause is not. Often, your homeowners' insurance covers secondary damage;
- ⇒ Normal wear and tear, such as scuffs and scratches to floor and wall surfaces caused by homeowners moving, decorating, and/or day-to-day use of the home;
- ⇒ Normal shrinkage of materials that dry out after construction (such as nail "pops" or minor concrete cracking);
- ⇒ Settling soil around the house or along utility lines;
- ⇒ Damage from floods, "acts of God", wars, riots, or vandalism;
- ⇒ Damage from insects or rodents, unless the result of construction that does not meet the Ontario Building Code;
- ⇒ Damage caused by municipal services or other utilities;
- ⇒ Surface defects in work and materials noted and accepted in writing by the homeowner at the time of possession;
- ⇒ Damage caused by the homeowner or visitors; and
- ⇒ Contractual warranties which lie outside the Ontario New Home Warranties Plan Act. You may have recourse for these warranties under your purchase agreement;

Baywood Homes Non-Warrantable Items

- ⇒ Damage resulting from improper maintenance (e.g. sod damage due to lack of watering);
- ⇒ All damage (i.e. scratches, chips, scrapes, stains, etc.) not listed on the Pre Delivery Inspection (PDI) sheet;
- ⇒ Any special agreement between the homeowner and the homebuilder which is subject to a warranty of guarantee given by its manufacturers or suppliers, regardless of the terms and/or conditions limiting said guarantee;
- ⇒ Minor drafts at door and window openings and/or at electrical outlets and baseboards;
- ⇒ Locating survey pins and boundary lines;
- ⇒ 'Winterkill' in lawns or damage resulting from animals or lawn furniture;
- ⇒ Death of a mature tree;
- ⇒ Damage to driveways caused by heavy or sharp objects or petroleum products;
- ⇒ Depressions on driveway of up to and including six inches (6"), surface unevenness, flaking or surface stones, cracking at the edges on any asphalt driveway or boulevard installation;
- ⇒ Minor cracks in concrete floors, porch, or patio slabs due to normal shrinkage in concrete materials;
- ⇒ Surface pitting, superficial cracking, and marbling in concrete;
- ⇒ Minor efflorescent (white powder) on concrete and brick walls. No warranty applies for cleaning normal dirt accumulation on brickwork;
- ⇒ Damage to concrete slabs, walks, and garage floors caused by salt or calcium products;
- ⇒ Sanding, painting, or wall papering of finishing at time *Year-End Drywall* service;
- ⇒ Cracking of toilet bowl or separation between floor and toilet caused by over-tightening of bolts by purchaser;
- ⇒ Minor tool marks and blemishes in trim and other mill work surfaces;
- ⇒ Minor variations in color, shading or wood grain on panels and trim;
- ⇒ Plumbing stoppages other than those caused by construction debris up to a period of one month;
- ⇒ Damage of plumbing fixtures due to abrasive cleaners or careless use;
- ⇒ Replacement of faucet washers and 'o' rings;
- ⇒ Exact color match of any replacement material;
- ⇒ Uneven flooring within building standards;
- ⇒ Minor settlement in home (floors, walls, roofs, ceiling, etc.);
- ⇒ Shrinkage of caulking around windows, kitchen counter-tops, back splashes, tub enclosure, and bathroom vanities;
- ⇒ Exterior maintenance on the flashing around vent stacks and chimneys in roof are excluded from warranty and are the responsibility of the homeowner to maintain;
- ⇒ Any damage caused by the improper installation of automatic garage door openers, not installed by Baywood Homes, shall void service protection to these items and installations;
- ⇒ Any replacement brickwork required, including mortar cracking and spalling, will be done at the option of Baywood Homes and the purchaser acknowledges that the color match to the bricks originally installed cannot be guaranteed;
- ⇒ Any special agreement made between the homeowner and sub-contractor/supplier without the consent of Baywood Homes; and
- ⇒ Items not reported in writing to Baywood Homes within your warranty time period.

Year-End Drywall Information

The natural movement of lumber causes visible signs of shrinkage and minor settlement, which are beyond Baywood Homes' control. The most common signs are drywall cracking, nail pops, tape roll, and defects that appear other than those of a structural nature.

Although these signs of settlement are not covered by Tarion, Baywood Homes will come to your home once at the end of one (1) year occupancy to service the drywall settlement deficiencies.

This agreement gives consent by the homeowner to Baywood Homes to provide this one-time access to your home. Please sign below and return along with *Anniversary Service Requests* Form (see appendix). **Please be aware that no sanding and/or painting will be done in areas that are serviced.**

PLEASE TEAR OFF HERE AND RETURN TO HEAD OFFICE

I/We _____ the homeowner hereby authorize Baywood Homes to come into my home at the end of one (1) year of occupancy to service the drywall settlement deficiencies. I understand that **no sanding and/or painting will be done to those areas which are serviced.**

Signature of Homeowner(s)

Date

Please contact the homeowner at the address below to arrange an appointment:

Name: _____

Street: _____

City/Province: _____

Community: _____

Lot #: _____

Telephone #: _____

Closing Date: _____

SUGGESTED ANNUAL HOME MAINTENANCE SCHEDULE

20____ 20____ 20____

January

- | | | | | |
|----|--|-------|-------|-------|
| 1. | Clean furnace filter and HRV | _____ | _____ | _____ |
| 2. | Check furnace fan belt | _____ | _____ | _____ |
| 3. | Check water heater | _____ | _____ | _____ |
| 4. | Check exhaust fans | _____ | _____ | _____ |
| 5. | Clean range hood filter | _____ | _____ | _____ |
| 6. | Clean humidifier | _____ | _____ | _____ |
| 7. | Remove snow and ice from roof overhang and vents | _____ | _____ | _____ |
| 8. | Check and reset GFCI | _____ | _____ | _____ |
| 9. | Test smoke alarms and CO detectors | _____ | _____ | _____ |

February

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|----|--|-------|-------|-------|
| 1. | Clean furnace filter and HRV | _____ | _____ | _____ |
| 2. | Clean range hood filter | _____ | _____ | _____ |
| 3. | Check inside surfaces | _____ | _____ | _____ |
| 4. | Annual Safety Check: | _____ | _____ | _____ |
| | a) Door Locks | _____ | _____ | _____ |
| | b) Smoke Alarm | _____ | _____ | _____ |
| | c) Window Locks | _____ | _____ | _____ |
| | d) Potential Fire hazards | _____ | _____ | _____ |
| 5. | Clean humidifier | _____ | _____ | _____ |
| 6. | Remove snow and ice from roof overhang and vents | _____ | _____ | _____ |
| 7. | Check and reset GFCI | _____ | _____ | _____ |
| 8. | Test smoke alarms and CO detectors | _____ | _____ | _____ |

March

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|----|--|-------|-------|-------|
| 1. | Clean furnace filter and HRV | _____ | _____ | _____ |
| 2. | Check attic | _____ | _____ | _____ |
| 3. | Check sump pump (if installed) | _____ | _____ | _____ |
| 4. | Clean range hood filter | _____ | _____ | _____ |
| 5. | Clean humidifier | _____ | _____ | _____ |
| 6. | Remove snow ice from roof overhang and vents | _____ | _____ | _____ |
| 7. | Check and reset GFCI | _____ | _____ | _____ |
| 8. | Test smoke alarms and CO detectors | _____ | _____ | _____ |

April

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|-----|---|-------|-------|-------|
| 1. | Check eavestroughs and downspouts | _____ | _____ | _____ |
| 2. | Clean furnace filter and HRV | _____ | _____ | _____ |
| 3. | Clean humidifier | _____ | _____ | _____ |
| 4. | Inspect basement or crawl spaces | _____ | _____ | _____ |
| 5. | Check roof for loose or cracked shingles | _____ | _____ | _____ |
| 6. | Check driveways and walk for frost damage | _____ | _____ | _____ |
| 7. | Clean range hood filter | _____ | _____ | _____ |
| 8. | Check water heater | _____ | _____ | _____ |
| 9. | Plan landscaping to avoid soil settlement and water ponding | _____ | _____ | _____ |
| 10. | Check and reset GFCI | _____ | _____ | _____ |
| 11. | Test smoke alarms and CO Detectors | _____ | _____ | _____ |

SUGGESTED ANNUAL HOME MAINTENANCE SCHEDULE

20____ 20____ 20____

May

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|-----|--|-------|-------|-------|
| 1. | Inspect fences | _____ | _____ | _____ |
| 2. | Ensure ground slopes away from house | _____ | _____ | _____ |
| 3. | Check caulking for air and water leaks | _____ | _____ | _____ |
| 4. | Lubricate weather-stripping | _____ | _____ | _____ |
| 5. | Check exterior finishes | _____ | _____ | _____ |
| 6. | Check windows and screens | _____ | _____ | _____ |
| 7. | Check septic system (if installed) | _____ | _____ | _____ |
| 8. | Lawn preparation and weed control | _____ | _____ | _____ |
| 9. | Check and reset GFCI | _____ | _____ | _____ |
| 10. | Test smoke alarms and CO detectors | _____ | _____ | _____ |

June

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|----|---------------------------------------|-------|-------|-------|
| 1. | Inspect air conditioning | _____ | _____ | _____ |
| 2. | Check roof | _____ | _____ | _____ |
| 3. | Check outbuildings | _____ | _____ | _____ |
| 4. | Check doors | _____ | _____ | _____ |
| 5. | Clean range hood filter | _____ | _____ | _____ |
| 6. | Septic system (cleaning if necessary) | _____ | _____ | _____ |
| 7. | Fertilize lawn | _____ | _____ | _____ |
| 8. | Check and reset GFCI | _____ | _____ | _____ |
| 9. | Test smoke alarms and CO detectors | _____ | _____ | _____ |

July

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|----|---|-------|-------|-------|
| 1. | Air out damp basements on dry, sunny days | _____ | _____ | _____ |
| 2. | Clean air conditioner | _____ | _____ | _____ |
| 3. | Check exhaust fans | _____ | _____ | _____ |
| 4. | Clean range hood filter | _____ | _____ | _____ |
| 5. | Check water heater | _____ | _____ | _____ |
| 6. | Check and reset GFCI | _____ | _____ | _____ |
| 7. | Test smoke alarms and CO detectors | _____ | _____ | _____ |

August

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|----|---|-------|-------|-------|
| 1. | Clean air conditioner filter | _____ | _____ | _____ |
| 2. | Ensure ground slopes away from house | _____ | _____ | _____ |
| 3. | Air out damp basements on dry, sunny days | _____ | _____ | _____ |
| 4. | Clean range hood filter | _____ | _____ | _____ |
| 5. | Inspect driveway and walks | _____ | _____ | _____ |
| 6. | Inspect doors and locks | _____ | _____ | _____ |
| 7. | Check and reset GFCI | _____ | _____ | _____ |
| 8. | Test smoke alarms and CO detectors | _____ | _____ | _____ |

SUGGESTED ANNUAL HOME MAINTENANCE SCHEDULE

20____ 20____ 20____

September

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|-----|---|-------|-------|-------|
| 1. | Check exterior finishes | _____ | _____ | _____ |
| 2. | Check garage door tracks and lubricate bearings | _____ | _____ | _____ |
| 3. | Check caulking | _____ | _____ | _____ |
| 4. | Plant new lawn | _____ | _____ | _____ |
| 5. | Check fireplace and chimney | _____ | _____ | _____ |
| 6. | Fertilize lawn | _____ | _____ | _____ |
| 7. | Clean range hood filter | _____ | _____ | _____ |
| 8. | Check basement or crawl spaces | _____ | _____ | _____ |
| 9. | Have furnace, humidifier and HRV serviced | _____ | _____ | _____ |
| 10. | Check clothes dryer vent | _____ | _____ | _____ |
| 11. | Check and reset GFCI | _____ | _____ | _____ |
| 12. | Test smoke alarms and CO detectors | _____ | _____ | _____ |

October

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|-----|---|-------|-------|-------|
| 1. | Check windows and screens | _____ | _____ | _____ |
| 2. | Drain exterior water lines | _____ | _____ | _____ |
| 3. | Check roof including shingles, flashing and vents | _____ | _____ | _____ |
| 4. | Check weather-stripping and lubricate | _____ | _____ | _____ |
| 5. | Check doors | _____ | _____ | _____ |
| 6. | Check septic system | _____ | _____ | _____ |
| 7. | Clean range hood filter | _____ | _____ | _____ |
| 8. | Winterize landscaping and remove leaves | _____ | _____ | _____ |
| 9. | Clean furnace filter and HRV | _____ | _____ | _____ |
| 10. | Clean water heater | _____ | _____ | _____ |
| 11. | Check eavestroughs and downspouts | _____ | _____ | _____ |
| 12. | Clean humidifier | _____ | _____ | _____ |
| 13. | Check and reset GFCI | _____ | _____ | _____ |
| 14. | Test smoke alarms and CO detectors | _____ | _____ | _____ |

November

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|----|--|-------|-------|-------|
| 1. | Check attic | _____ | _____ | _____ |
| 2. | Inspect floor drains to ensure trap is filled with water | _____ | _____ | _____ |
| 3. | Clean range hood filter | _____ | _____ | _____ |
| 4. | Clean furnace filter and HRV | _____ | _____ | _____ |
| 5. | Check for condensation and humidity | _____ | _____ | _____ |
| 6. | Check and reset GFCI | _____ | _____ | _____ |
| 7. | Test smoke alarms and CO detectors | _____ | _____ | _____ |

December

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|----|------------------------------------|-------|-------|-------|
| 1. | Check air ducts | _____ | _____ | _____ |
| 2. | Check snow on roof | _____ | _____ | _____ |
| 3. | Clean furnace filter and HRV | _____ | _____ | _____ |
| 4. | Clean range hood filter | _____ | _____ | _____ |
| 5. | Clean humidifier | _____ | _____ | _____ |
| 6. | Check and reset GFCI | _____ | _____ | _____ |
| 7. | Test smoke alarms and CO detectors | _____ | _____ | _____ |

NOTE:

HRV - HEAT RECOVERY VENTILATOR
GFCI - GROUND FAULT CIRCUIT INTERRUPTER