



## **MINOR DEFECTS PERIOD - 6 MONTHS FROM SETTLEMENT DATE/PRACTICAL COMPLETION DATE**

Although every possible care is taken in the construction of our homes, it is possible to have minor defects arise once you have moved into your new home. Desire Homes pride themselves on providing an exceptional after sales service and maintenance program. If you experience an issue you feel may be a minor defect due to the construction of your home, we welcome you to lodge a maintenance request with us to rectify the issue.

## **STRUCTURAL WARRANTY PERIOD - 7 YEARS FROM SETTLEMENT DATE/PRACTICAL COMPLETION DATE**

### **Structural Warranty, Service & Contact Information**

Desire Homes provide a Handover Folder with all the relevant information on the suppliers we have contracted to undertake the work on your new home. This includes all fittings, appliances, doors, windows etc. Details for each of the suppliers with information on any relevant warranties and service obligations they may offer will be outlined in the Handover Folder.

### **DESIRE HOMES 7 YEAR STRUCTURAL WARRANTY**

The Desire Homes 7 Year Structural Warranty covers the foundation systems, concrete or strip footings, as well as any load bearing brick work; structural timbers and steel in wall or roof framing.

### **Warranty Exclusions**

Defects caused by general misuse or neglect on your part as well as general wear and tear on the home will not be covered under the Desire Homes 7 Year Structural Warranty.

### **Marks or Scratches**

Any marks or scratches on cupboard doors, basins, baths, showers, bench-tops and vanities will not be covered by this warranty.

### **Minor Cracking**

It may take 12 months for your new home to settle into its new environment. Along with this settlement, minor cracking to the inflexible internal junctions of the walls and intersection of the cornice of both walls and ceilings may become evident.

In a new home, movement due to shrinking may evidence itself in minor cracking. For this reason, hairline cracks are not covered by this warranty.

### **Natural Contributing Factors**

Damage from natural forces is impossible to avoid. Whilst your house is structurally sound, sudden storms, fire, flooding and exceptionally high winds may cause damage to roofs, windows, and other parts of the house, and should be attended to immediately. Should you experience any damage to your home from natural forces, you should contact your insurance company so that repairs and rectification work can be put into effect as soon as possible.

### **Damage from Abnormal Conditions**

Any damage to the slab or footing systems due to abnormal conditions (other than seasonal changes), which can include poor surface drainage, the effect of trees and/or plumbing leakage will not be covered under the structural warranty. Please refer to the CSIRO's "Guide to Foundation Maintenance and Footing Performance" for further information.

### **Damage to Flooring**

Any damage caused to floor coverings as a result of slab failure due to lack of proper maintenance will not be covered under this warranty. Please refer to the CSIRO's "Guide to Foundation Maintenance and Footing Performance" for information on how to care for your new home.

### **Termite Warranty**

A Termite Barrier is provided during the construction of your home, in accordance with the Building Code of Australia and Australian Standard AS 3660.1. Information regarding the Termite Barrier used and your Termite Barrier Warranty are included in your Handover Folder. After handover to you of your new home, it is your responsibility to ensure that your home is inspected each year for termites. Please note that your Termite Barrier Warranty may become void if you do not have a licensed inspector attend your home at the intervals outlined in your Termite Barrier Warranty. Any damage from termites occurring to structural timber components of the home will not be covered by the warranty if the regular inspections as outlined in your Termite Barrier Warranty are not carried out.

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