



Monarch Homes Inc.

9914B – 113 Avenue

Grande Prairie AB T8V 1W7

Ph: 780.538.4026

info@monarchhomes.ca

Fax: 780.539.7063

www.monarchhomes.ca

First Year Warranty Coverage

Monarch Homes Inc. covers the one-year warranty on your home. This limited warranty includes the following:

1. Possession Deficiencies
2. Seasonal Deficiencies
3. One-year Service & Limited Warranty Completion
4. Emergency Call In

1. POSSESSION DEFICIENCIES:

During the pre-possession walkthrough, we have inspected your new house with you and compiled a list of deficiencies. Immediate action is taken on these deficiencies, except for those that can only be corrected by special order.

2. SEASONAL DEFICIENCIES:

All seasonal deficiencies will be completed on a seasonal basis, as the weather permits.

3. ONE YEAR SERVICE AND LIMITED WARRANTY COMPLETION:

All non-emergency related concerns that you have will be reviewed at the end of the one-year warranty term. Please provide your list of concerns in writing to our office 30 days prior to the end of your first year of ownership. When we receive your list, you will be contacted promptly to schedule a meeting to document and discuss any deficiencies that require our attention.

4. EMERGENCY CALL-IN:

Should an emergency arise, please call our office (780-538-4026) immediately. The applicable trade can also be contacted. Contact information is listed on the Home Information sheet.

ITEMS THAT ARE NOT COVERED UNDER THE ONE-YEAR BUILDER WARRANTY

1. Maintenance of proper landscaping drainage pattern.
2. Damage due to floods, excessive rain, wind or any storm related damage.
3. Normal wear and tear
4. Normal soil settlement around the house after the grade has been established.
5. Seasonal maintenance of the building or grounds.
6. Carpet runs created or lengthened by the use of a vacuum.
7. Damage to countertops as a result of moisture absorption (water swell on laminate counter tops), staining or cracking on solid surface tops due to exposure to extreme weight or sudden high temperature.
8. Hairline cracks due to the normal shrinkage of materials

Distribution Systems

Two Year Distribution System Warranty

The Alberta New Home Warranty Program covers the defects in materials and labour related to delivery and distribution systems (i.e. heating, electrical and plumbing systems)

Building Envelope

Five Year Building Envelope

The Alberta New Home Warranty Program covers your home for defects in the building envelope. The Alberta New Home Buyer Protection Act defines as the system of components that separate the controlled exterior air from the interior (i.e. roof and exterior walls)

Structural Warranty

Ten Year Structural Warranty

The Alberta New Home Warranty Program covers your home with a ten-year structural warranty from date of possession. This warranty ensures the structural integrity of footings, foundation, and floor joists, trusses and other load bearing elements of the home for ten years. Structural issues are dealt with by Monarch Homes Inc. during the first year, after which the structural warranty is assumed by the program.



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ITEMS NOT COVERED UNDER THE TEN-YEAR WARRANTY

1. Basement floors, garage floors, driveways, sidewalks, patios or other concrete work that is not an integral part of the load bearing structure of the house.
 2. Retaining walls.
 3. Water penetration of the foundation's walls or basement floors (due to improper drainage patterns away from the foundation, including improper maintenance of eaves trough extensions).
 4. Damage resulting from failure to maintain surface water drainage patterns.
 5. Non-bearing elements of the house.
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To help with any questions you may have on warranty items, visit the following:

<https://www.alberta.ca/home-warranties-performance-guide.aspx>. This deals with possible problems that may occur and the Alberta Government guidelines for correcting these problems.

Some aspects of your new home maintenance require the care and attention of you, the homeowner. We have included an information card for the online Guide to the Care and Maintenance of Your New Home in this Homeowner's Information Binder and hope that you take some time to read this over. It will help you understand what is required to make your new home operate as efficiently as possible and provide you with years of enjoyment.