

Habitat for Humanity Saskatchewan

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New Home Warranty Program



Table of Contents

New Home Warranty Program	3
About Saskatchewan New Home Warranty	3
What is a Deficiency?	3
Dispute Resolution	4
How the Program Works with Fiorante Homes	4
Your Coverage with Saskatchewan New Home Warranty	4
Premier Coverage (1-2-10)	4
One Year Workmanship and Materials Coverage	4
Two Year Water Penetration Coverage	4
10 Year Major Structural Defects Coverage	5
What does the Warranty Not Cover?	5
Saskatchewan New Home Warranty Program - Contact Information	5

New Home Warranty Program

The New Home Warranty Program is designed to help new homeowners with deficiencies in their home from when they move into the new property, up to 10 years. The Warranty Program is a 1 year, 2 year, 10 year plan and we will explain how it works further in this educational session. This service ONLY applies to new homes when Homeowner Services has initiated the payment with the family.

The warranty program is managed and delivered by the builder that Habitat Saskatchewan used to build your home, which is Fiorante Homes. This means that the builder's responsible to deliver the warranty program to Habitat Saskatchewan homeowners since they built your property.

The cost for this service can vary from year to year and is usually between \$600-\$700 and it is a one-time payment that you will pay directly to Habitat Saskatchewan before moving into the property.

A vital part of being a new homeowner is understanding the importance of the Saskatchewan New Home Warranty Program and how it works, but most of all keeping your property in good working order.

The Saskatchewan New Home Warranty Program covers the builder (Fiorante Homes) and you as the homeowner. The program is designed to act as the 3rd party assurance and is there to protect both of us if we have a disagreement on what we feel is a builder deficiency and the work that may or may not be required.

About Saskatchewan New Home Warranty

The Saskatchewan New Home Warranty Program Inc. ("Saskatchewan New Home Warranty" or "the Program") was formed in May 1976 by the Building industry, to provide a comprehensive package of warranty products and promote higher standards of performance in homebuilding within Saskatchewan. It is one of Canada's pioneer New Home Warranty Programs and is a Member of the Canadian Home Warranty Council. As the originating New Home Warranty Program in Saskatchewan, the Program is positioned as Saskatchewan's most experienced and trusted provider.

The Program is incorporated as a private Member based Non-Profit Corporation and is headquartered in Saskatoon with a Branch Office in Regina. Saskatchewan New Home Warranty is governed by a Policy Board of Directors. Operations of the Program are paid through Membership fees and a fee charged to register each home.

Saskatchewan New Home Warranty provides a third-party guarantee of a Builder Member's warranty obligations and undertakes to backstop those obligations should the Builder Member be unable to fulfil those obligations. Builder Members register all eligible homes with the Program.

What is a Deficiency?

A deficiency is a defect in the building of the home, or something that has failed (furnace, plumbing, electrical, etc.). The warranty program does not cover items/issues that are caused by the homeowners, such as:

- Paint scratches caused by a move-in.
- Condensation in the home from not using you HRV system.
- Water damage caused by you.

- Fire in the home caused by you.
- Water in basement from not having sump pump turned on.

Dispute Resolution

If the builder (Fiorante Homes) and homeowner cannot agree on the resolution of a warranty defect(s), the homeowner may request the New Home Warranty Program to proceed to conciliation. Conciliation is a process where the New Home Warranty Program contracts an independent 3rd party professional skilled in new home construction, building code interpretation, building science, specific building disciplines, and mediation to investigate the dispute.

On receipt of a completed “Request for Conciliation” form from the homeowner and a \$200.00 fee, the New Home Warranty Program will hire an independent conciliator to investigate the dispute.

On completion, the conciliator will provide a written decision, which is binding on both parties, that will detail the findings and outline responsibility for warranty repairs. If the builder is found to be responsible for repairs, there will be a deadline for completion. If the builder does not complete the repairs within the time frame allotted, the program will ensure that the work is completed as per the conciliator’s decision.

How the Program Works with Fiorante Homes

Fiorante Homes will work with the Habitat Homeowner Services department to initiate your New Home Warranty right before you move into the home. The builder (Fiorante Homes) is responsible in the delivery of the warranty program and will enroll you into it.

Once enrollments have been processed, you will be given a Warranty Certificate and a folder of information regarding the warranty program and contact details from Fiorante Homes. They are responsible for telling you who to contact if you are having a warranty issue after you move into the property.

Fiorante Homes will also conduct a walkthrough of the property with you before you move in to identify if there are any deficiencies that require attention.

Your Coverage with Saskatchewan New Home Warranty

Premier Coverage (1-2-10)

One Year Workmanship and Materials Coverage

All Registered Builders are required to warrant that the home is constructed in accordance with the building standards prescribed by the National Building Code of Canada as amended by the Province of Saskatchewan, Saskatchewan New Home Warranty’s “Construction Performance Guidelines” and that the house is free from defects in workmanship and materials for a period of one year from the original date of possession.

Two Year Water Penetration Coverage

All Registered Builders warrant that the building envelope (roof, exterior cladding, windows, and doors) and the basement foundation walls will be free of exterior water penetration for two years from original date of possession.

10 Year Major Structural Defects Coverage

All Registered Builders warrant that the home will be covered against Major Structural Defects for ten years from the original date of possession. Major Structural Defects mean defects in workmanship or material used in the construction of a new home that results in the failure of a load bearing component. Basement floor slabs, driveways, and walkways are not considered load bearing components.

What does the Warranty Not Cover?

- Detached garages, deck piles, patios, sidewalks, driveways, and all home appliances.
- Unfinished homes: The Program does not employ contractors to complete homes or reimburse homeowners for the cost of completing a home in accordance with the Purchase and Sale Agreement.
- Heaving of concrete floor slabs or normal cracking.
- Repainting or redecorating of the home after drywall repairs.
- Alterations, deletions, or additions including defects in materials and workmanship that were either completed or engaged by the homeowner.
- Surface defects in workmanship and materials not specified in writing by the homeowner at the date of possession.
- Landscaping or surface water management after turnover.
- Contractual items: the program does not become involved in disputes over contract specifications.

Saskatchewan New Home Warranty Program - Contact Information

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