

# HAB Housing Two Year Warranty

## Terms & conditions

In parallel to the ten year structural LABC warranty, your home will be protected by HAB's developer warranty for a period of two years after legal completion.

These terms and conditions do not affect your statutory rights.

Items covered during the two year warranty period are:

- Central heating system
- Hot and cold water plumbing system
- Appliances
- Kitchen units and worktops
- Electrical systems
- Sanitaryware, taps and shower doors
- Windows
- External and internal doors
- Ironmongery
- External and internal drainage system
- Boundary brick walls
- Driveway, paths and paved areas
- Repair of defects
- Fitted wardrobes

The following items are excluded from the HAB two year warranty:

- Garden landscaping
- Gates and fences
- Carpets and floor coverings
- Wear and tear
- Failure to maintain the property
- Homeowner alterations
- Wilful damage
- Condensation, dampness or shrinkage not resulting from a defect
- Any reduction in the value of your home
- Any cost, loss or damage from severe weather
- Death, injury, disease, illness or injury to mental health, however caused

- Any item/s not included in the sale of your HAB home
- Any areas used in conjunction with any other own not included within the definition of your property

Please be aware that your appliances will come with a manufacturer's warranty, but in order to validate them you will need to register your ownership. Your boiler and hot water cylinder should also be serviced annually in order for the manufacturer's warranty to remain valid.

This warranty commences on the first day you legally complete on the build contract of your new home. This warranty is personal to you and is not transferable on a sale of your property.

Our liability for any claims under this warranty shall be limited to the greater of the original purchase price of your property.

The matters covered in this warranty are subject to you complying with any duties outlined in your LABC warranty together with guidelines set out in your reservation and completion manual. These include, but are not limited to:

- You must take care not to dispose of items such as nappies and sanitary towels via the toilets as this could affect your drainage and the drainage of the rest of the development for which we will not be held responsible.
- All gutters must be checked and remain free from all obstructions. Leaves obstructing guttering fall under the remit of maintaining your home.
- Full compliance must be made with the manufacturers operating instructions for your heating and hot water systems and regular (not less than annual) servicing is required.

As a precondition to any claim made under this warranty please:

- Contact HAB's customer care team
- Allow us to inspect your home as soon as possible
- Give us as much information as possible to enable us to assess your claim properly
- In the instance of the claim being agreed as a defect covered under this warranty, allow us to remedy the defect within a reasonable time