

CONSTRUCTION AND RENOVATION WORKS

The Voyer Quality Guarantee covers the following deficiencies, for construction and/or home renovation for the periods indicated, for both labour and materials required for repair, correction or replacement work. The Voyer Quality Guarantee is transferable without formality to any subsequent purchaser.

The Voyer Quality Guarantee starts with the acceptance of the completed building or work by the homeowner. It begins with the publication of the declaration of coownership for the common areas.

WARRANTY AGAINST VISIBLE DEFECTS

Construction Voyer guarantees all visible defects reported when the homeowner moves in, upon receipt of the common areas or upon receipt of home renovation work as the case may be. A defect is a poorly executed job that exceeds permissible tolerances.

2-YEAR WARRANTY ON MINOR DEFICIENCIES

Construction Voyer offers a two-year warranty with free repairs on the following minor deficiencies:

Interior finishing work

- Gaps, defects, bubbles or bumps in the hardwood floor
- Major floor cracks, not minor cracks
- Poorly fitted interior doors
- Cracks in finished floors, walls, ceilings, doors, moldings, excluding paint work
- Cracked, loose or unstable ceramic, porcelain or marble floor tiles
- Cracked grout, hollowed or loose joints
- Depression, bumps or protuberances in all floor finishings
- Deficiencies in the level of the floors and other surfaces (counters, islands)
- Flaking, heaving or blistering of painted finishes
- Deterioration of clear, varnished or lacquered interior finishes
- Any deficiency to stairs, handrails and railings

Building envelope

- Poorly fitted exterior doors and windows
- Any air infiltration (excluded for home renovation)
- Erosion of masonry joints
- Condensation on windows or any surface (excluded for home renovation)
- Deficient soundproofing insulation for airborne noise, excluding impact noise (excluded for home renovation)
- Discoloration of cladding
- Shattered glass

Foundation and structure

- Uneven or bulging foundation wall
- Floor vibrations (excluded for home renovation)
- Cracks in the concrete slab of more than 3 mm

Exterior work

- Presence of bubbling, blistering or flaking exterior paint, stain or transparent finish
- Peeling or flaking of plaster
- Discoloration of exterior paint or stain
- Sidewalk, curb, balcony and pavement deficiencies
- Premature corrosion of metals
- Collapse of access route to garage, sinking sidewalks

Mechanical, electrical and plumbing systems work

- Compliance with energy-saving standards regarding insulation and windows
- Any deficiency of the heating system, air exchanger, air conditioner, water heater and any other system appliance sold by Construction Voyer
- Any electrical system deficiency
- Any deficiency in the plumbing system and any lack of sealing of any equipment

10-YEAR WARRANTY ON MAJOR DEFICIENCIES

Construction Voyer offers a ten-year warranty with free repairs on the following major deficiencies:

Building envelope

- Premature wear of roof covering
- Any water seepage from the building exterior with the exception of sewer backups and leaks caused by floods (excluded for home renovation)
- Deficiencies in the masonry with regard to verticality, potholes and all cracks in the mortar or brick of more than 3 mm
- Deficiencies in cladding, such as snapping, tearing or lack of air clearance
- Any deficiencies in the roof covering resulting in water seepage or reducing the life of the covering
- Inefficient roof drainage
- Any deterioration of doors and windows exceeding allowable tolerances
- Any cracks in exterior wood molding of more than 3 mm
- Any deterioration of decorative boards or moldings

Fondation et structure

- Any ground movement affecting the durability of the building (excluded for home renovation)
- Any problem or structural movement affecting the durability of the building
- Lack of concrete resistance affecting the bearing capacity of foundations
- Any impairment to the French drain
- Support, excessive or insufficient bracing
- Any defects in materials that affect the durability of the structure
- Sectional, arched, raised or seamed roof trusses and covering support
- Fire protection compliance (firewall, technical vacuum, chimney, fire alarm system)
- Foundation cracks greater than 3 mm
- Warping of the cantilevered joists

TERMS AND CONDITIONS

Excluded from warranty:

- Any deficiency resulting from normal wear and tear of materials
- Any deficiency resulting from a lack of maintenance, or abusive or deficient use of the property
- All damage caused by extreme or unpredictable weather conditions
- Any deficiency in regard to eligible tolerances
- All damage resulting from a lack of maintenance of any drainage system
- Any deficiency or damage resulting from modifications to the building by anyone other than Construction Voyer
- Any worsening damage caused by delayed reporting of the deficiency
- Any deficiency or damage caused by misuse of the house, including poor humidity or temperature control
- All damage caused by the use of de-icing salt
- Apparent defects in common areas if the condominium association refuses or neglects to assume the building

Titles have only been added to the warranty text in order to facilitate the organization of this document, and are not to be added to the list of warranty items.

Construction Voyer will have, at its discretion, the right to correct, repair or replace any defective item. Corrective work may result in noticeable differences. Construction Voyer will not replace a product or a material that can be repaired in order to give it optimal use.