

Rural Housing Scheme One-Year NEW Home Construction Warranty

Under the Rural Housing Scheme (RHS), RHS new home buyers will be covered by a one-year new home construction warranty for (i) all structural defects, and (ii) defects arising from construction that is not in conformity with the approved detailed design and national residential building standards and regulations. The one-year warranty covers all structural elements of the new house including the foundation, structural walls and supporting beams, and the roof; and all mechanical elements including electrical, heating and ventilation, and plumbing systems. In addition, the warranty also covers ancillary elements, that is, the boiler room, the outdoor latrine, the garage, and walkway and fencing; as well as features including window and door installations, and floor coverings. The warranty applies to defects, that do not meet a reasonable construction quality, or is not in accordance with national construction standards.

Defects covered by the warranty, identified during the one-year warranty period, will be repaired by the Contractor at no additional cost to the RHS new home buyer. The Contractor is responsible for correcting the defects on a timely basis, including providing whatever materials or labor that is required.

Structural Elements	Warranty Coverage
1. FOUNDATIONS	
a) Efflorescence is present on masonry or concrete surfaces.	Only for defective work and materials.
b) Finish of interior concrete surfaces is powdery.	Only for defective work and materials.
c) Surface of concrete foundation walls is flaking off or scaling.	Only for defective work and materials.
d) Surface of concrete chimney (parging) is cracked or is flaking or peeling.	Hairline cracks are not covered. Flaking or peeling is covered.
e) Concrete foundation wall is cracked.	Cracks of more than 6 mm and leakages are covered.
f) Unfinished (without contractor installed flooring) concrete floor in basement is uneven.	Only if depressions are more than 12 mm in depth (not including areas sloped for drainage purposes).
g) Unfinished (without contractor installed flooring) concrete floor in basement is cracked.	Only if cracks exceed 9 mm in width or are uneven such that sides are vertically displaced.
h) Finished concrete basement floor (with contractor installed flooring) has settled or heaved.	Only if settling is more than 12 mm (heaving that exceeds 50 mm requires further structural inspection).
2. FLOOR FRAMING	
a) Structural column is out of plumb.	Only for defective work and materials.

b) Floor framing is damaged by weather during construction.	Only if frames are used for finishing or cannot carry anticipated loads.
c) Loose subfloor.	Only if subfloor movement is confirmed.
d) Floor squeaks.	Only if squeaking can be eliminated without removing finished floor.
e) Finished floor above grade is not level.	Only if maximum tolerance ratio of 25 mm over 3,600 mm linear measure is exceeded.
f) Floor movement and/or vibration.	Only if structural elements not constructed in accordance with building regulations.
3. WALL FRAMING	
a) Wall is out of plumb.	Only if walls are out more than 19 mm over 2,400 mm vertical measurement.
b) Malfunction of windows.	Only if window does not operate as per manufacturer's specifications.
c) Window glass, screen, or frame is damaged/scratched.	Only if damage can be noticed from 1,500 mm away under normal light.
d) Glass is cracked.	Only if crack is due to movement or settling of building.
e) Condensation forms (in sealed window unit) or window unit leaks during rain.	Only if water penetration occurs when properly closed.
f) Door is warped, dented or cracked.	Only if damage is noticed from 3,000 mm away under normal light.
g) Exterior door does not close properly.	Only if door does not close completely.
h) Exterior door is not aligned in the doorframe.	Only if it is not aligned with the appropriate weather seal in place.
4. EXTERIOR FINISHING	
a) Wood or hardboard or panel-type siding is bowed or wavy.	Only if bow deviates more than 20 mm from specified plane.
b) Wood or hardboard, panel-type or lap siding finishes not operating normally.	Only for defective work and materials.
c) Paint stains appear.	Only if stains can be viewed from a distance of more than 600mm under normal conditions.
d) Cut bricks are of different colors, thickness varies from one brick to another, or bricks are chipped.	Only if non-uniform brick color is noticeable in normal conditions, only if the two adjacent bricks are different in size by > 8 mm, only if

	the chips are > 6 mm.
e) Horizontal masonry is cracked or joint alignment is not uniform.	Only if crack is > 3 mm or joint alignment is off by > 12 mm from specified plane when viewed from a distance of 6,000 mm.
f) Deteriorating masonry.	Only for defective work and materials.
g) Exterior wood trim is split.	Only if cracks are viewed from a distance > 6,000 mm under normal conditions.
h) Paint on repaired areas does not match.	Only if repainted area can be viewed from a distance of 1,500 mm under normal conditions.
5. ROOFS	
a) Roof/roof sections appear abnormal.	Only if roof ridge deflection is > 25mm over linear measure of 2,400 mm; only if roof sheathing bows > 12 mm over linear measure of 600 mm; and only for defective work and materials.
b) Leaks in the attic due to driving rain or snow through louvers or vents.	Only for defective work and materials.
c) Roof or flashing leaks.	Only if water penetration occurs under normal weather conditions.
d) Inadequate attic ventilation.	Only for defective work and materials.
e) Ice buildup on roof.	No warranty.
f) Roof shingles are blown off.	Only for defective work and materials.
g) Asphalt not attached as per standards.	Only for defective work and materials.
h) Uneven roof sheathing causing visible irregularities in the roof surface.	Only if defects viewed from normal viewpoints.
i) Water is trapped under roofing membrane.	Only for defective work and materials.
j) Asphalt roll roofing is blistered but does not admit water.	Only if water retention is not occurring for usage purposes.
k) Standing water on flat roof.	Only if joints leak.
l) Eaves troughs or downspouts not performing properly.	Only if slopes to drains and downspouts are not installed in accordance with national building standards.
6. PLUMBING	

a) Pipes, faucets and fixtures are leaking.	Only if leaking occurs.
b) Plumbing pipes are frozen and/or burst.	Only if pipes are not protected as per building standards.
c) Slight visible defects in plumbing and surrounding surfaces.	Only if defects are visible from a distance of 1,000 mm under normal conditions.
d) Manufactured solid-surface countertop (integrated basin) cracks at the drain.	Only if stress cracking occurs.
e) Sewer, drains or fixtures blocked.	Only for defective work and materials.
7. ELECTRICAL	
a) Fuses blow or circuit breakers trip.	Only for defective work and materials.
b) Ground-fault circuit interrupter (gfi) trips frequently.	Only for defective work and materials.
c) Electrical outlets/switches/fixtures do not work.	Only for defective work and materials.
d) Exhaust fan duct terminates in attic or crawl space.	Only for defective work and materials.
8. INTERIOR CLIMATE CONTROL	
a) Condensation in attic space.	Only if condensation is highly frequent.
b) Inadequate heating, cooling or air infiltration.	Only if indoor temperatures cannot be maintained as per building standards.
c) Ductwork makes noise when floor is walked on (commonly referred to as oil canning).	Only if oil canning occurs.
d) Ductwork comes apart.	Only if separation or detachment of joints occurs.
e) There are gaps between heat diffusers, cold air return grilles and ventilation grilles and the adjacent surface.	Only if gaps > 3 mm between diffuser or grille and the adjacent surface occur.
9. WALL & CEILING FINISH	
a) Ceiling is uneven.	Only if structural problem and if variation is > 12 mm.
b) Ceiling/wall joint separation (commonly referred to as truss uplift).	Only to be fixed one time by Contractor during the first year.
c) Water penetration behind ceramic tile	Only if water penetration occurs.

and bathtub or shower enclosures.	
10. INTERIOR FINISHING	
a) Door damages that are noticeable.	Only if doors do not operate as per normal requirement.
b) Joint quality of interior trim and moulding work.	Only if cracks > 2 mm.
c) Interior trim is split.	Only if trims have visible splits.
d) Hammer marks are visible on trim.	Only valid if noticed by time of possession.
11. FLOORING	
a) Floor is uneven.	Only if depressions > 3 mm, wherein a depression is defined > 150 mm x 75 mm.
b) Hollow areas in underpad below carpet surface.	Only if continuous surface is not formed.
c) Protrusions appear on the surface of resilient flooring without breaking through.	Only if visible under normal viewing conditions while standing.
d) Resilient sheet flooring is loose.	Only if flooring comes unglued from substrate.
e) Cracks developing between strips of hardwood or parquet flooring.	Only if cracks > 2 mm resulting from joints.
f) The surface of one strip of hardwood or laminate flooring is higher than another.	Only if difference in elevation is > 2 mm.
g) Floor finish on wood flooring is not uniform.	Only if visible under normal viewing conditions while standing.
h) Finish on wood flooring has blistered, bubbled, or peeled resulting in finish detaching.	Only if visible under normal viewing conditions while standing.
i) Wood flooring buckles and detaches from substrate.	Only for defective work and materials.
j) Splinters occur in strip wood flooring.	Only for splintering.
12. CHIMNEYS	
a) Joint or crack in chimney cap allows water leak.	Only if leaks occur.
13. EXTERIORS	
a) Settling, heaving or separating of	Only if stairs and landings heave or settle >

landings or steps.	25mm as a result of settling of foundation.
b) Exterior porch or veranda is springy or shaky, nonuniform or unsanded.	Only for defective work and materials.