



Dear Home Owner: (warranty coverage)

Upon closing, your home will be registered with Tarion Warranty Corporation, formerly the Ontario New Home Warranty Program. You will have received from us a booklet outlining your warranty coverage. It also covers our responsibility in administering the warranty as well as your responsibilities using the program.

Throughout the first year you have two opportunities to send a list of concerns/deficiencies to Tarion. The first is at 30 days, and you can list any concerns not addressed since your PDI and any new items you have discovered while living in the home. The second opportunity comes during the 11th month of occupancy and again you can re-submit unresolved issues or new items. There is no scheduled physical inspection of your home by us at any time after the initial walk through. A copy of both of these lists should go to Tarion and Churchill Homes service department.

Heating and plumbing **emergencies** should be directed to Priority Mechanical(519-632-7116)or Paton Bros. Plumbing (519-885-2140).

Maintenance:

A new home does not make you exempt from regular maintenance and up keep. As the builder we are responsible for any defects in craftsmanship during the first year. As the home owner you are responsible to ensure that the mechanical, electrical and plumbing systems are maintained.

Churchill Homes Ltd. is proud to provide to each of our purchasers the Canadian Mortgage and Housing Corporation Homeowner's Manual. As well as setting out a maintenance schedule this comprehensive 170 page book provides the answers to many questions/concerns you may have. Since it comes from CMHC you know the information is well researched and reliable.

We feel that purchasers appreciate having access to third party information. Throughout the process of purchasing building and owning your home we encourage you to research concerns independently and are always willing to give a copy of any research we have done on various topics.

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