

# VOYER QUALITY

The Voyer Quality Warranty covers construction and renovation work done by our company, including the following deficiencies for the time period indicated, both for the labour and the materials required for the repair, correction or replacement work.

The Voyer Quality Warranty starts either with the handover of the building or with the official acceptance of the finished work. It begins with the publication of the declaration of co-ownership for the common parts.

## WARRANTY AGAINST VISIBLE DEFECTS

Construction Voyer warranties 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

- ✖ Balancing of the heating and ventilation system
- ✖ Compliance with energy-saving standards regarding insulation and windows
- ✖ Lack of water supply (quantity and quality) (excluded for home renovation)

## 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

### Foundation and 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

## Mechanical, electrical and plumbing systems work

- ✖ 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

## TERMS AND CONDITIONS

Excluded from the 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.