TARION TOP 10

Watch Your Deadlines

- √ 1 year, 2 years, 7 years
- ✓ Limitation periods

2. Don't Speculate

✓ Hire Quality consultant/contractor to confirm the defects.

Help Yourself

- ✓ Tarion is not your friend.
- ✓ Tarion is an insurer.
- ✓ Not hostile but not there to cover your best interests.

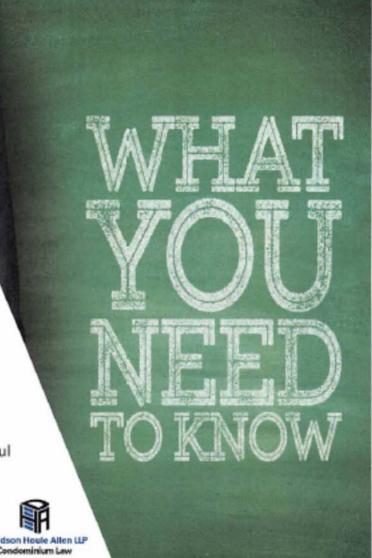
4 Understand What is Covered

- ✓ 1 Year: Workman-like manner, unauthorized substitutions, building code
- ✓ 2 Year: Water penetration, windows/doors, electrical, plumbing, bldg. cd
- √ 7 Year claims: Major structural

5. Know Your Limits

EQUILIBRIUM LAW

- ✓ Maximum statutory coverage for new homes/condos is \$300,000.00
- Maximum \$15,000 for warranted damage caused by environmentally harmful substances
- ✓ Maximum \$25,000 for coverage of septic systems.



TARION TOP 10

6. Don't Forget Your Home Insurer

- ✓ Tarion covers construction defects
- ✓ Home insurer may cover consequential damages caused by defects
- ✓ Both systems should work in "harmony"

7. Don't Forget Your Civil Claims

- ✓ Warranties in your APS are separate from your Tarion Warranties
- Some builders may offer additional or extended warranties
- Basic principles of negligence/misrepresentation may open other avenues for financial recovery.
- ✓ Not mutually exclusive.

Don't Sign Release (without legal counsel)

- ✓ Frequently too broad
- ✓ Frequently pressure from builder to sign to avoid process
- Frequently release parties who offer no consideration or shouldn't be released

Engage the Tarion Process to the end

- If not resolved within 120 day repair period, must request reconciliation within 30 days otherwise case closed.
- ✓ Post conciliation, if not repaired, Warranty Assessment Report Issued
- ✓ If disagree with WAR, seek decision letter

The Appeal

EQUILIBRIUM LAW

- Must be filed within 15 days of the decision letter
- Don't Require a lawyer but probably a good idea.
- ✓ Appeal to License Appeal Tribunal

