



THE PARAGON HOMES 5-YEAR WARRANTY

for your complete peace of mind

**The only new home construction
warranty available for self-builders
in Ontario and Quebec**



Finally, a new home warranty that protects self-builders

If you are considering self-building your new home but are concerned about not having a new home warranty to protect you, your worries are over thanks to Paragon Homes.

When you contract with us for your plans, home package and project management service in Ontario and Quebec, we will provide you with a comprehensive 5-year warranty that will give you, the self-builder, increased confidence and peace of mind.

Our warranty is equal to, and better in several cases, than conventional new home warranty programs, and it's free. There are no hidden enrollment and registration fees—which can sometimes cost up to \$1,500 and are buried in the purchase price of a typical new home—or other expenses or inconveniences to deal with.

To the best of our knowledge, we are the only enterprise to offer this type of warranty to self-builders.

How We Can Offer This Warranty?

Our design-build-supply services have been refined and managed for over 25 years by the same individuals that created the original Paragon kit and project management system. As a result, we have such confidence in our products and services that we can offer this warranty to self-builders when they contract with us for their plans, home package supply and project management service.

So now, you not only benefit from the savings that Paragon Homes offers via its design, tendering, supply and management services, but you will also get the peace of mind that allows you to proceed with self-building your new home. It's all part of our package.

What are you waiting for?

**Start building and
start saving!**





List of covered items and conditions for the Paragon Homes 5-Year Warranty

ONTARIO AND QUEBEC

ROOFS

- Asphalt Shingles - Tabs Misaligned
- Asphalt Shingles - Not Sealed
- Asphalt Shingles - Curled or Cupped
- Asphalt Shingles – Overhang at Edge
- Asphalt Shingles - Surface Irregularities
- Attic - Moisture Leakage (via louvers or vents)
- Attic - Inadequate Ventilation
- Eaves troughs / Downspouts - Leaking
- Eaves troughs - Overflowing During Normal Rain
- Eaves troughs / Downspouts - Not Draining Correctly
- Eaves troughs - Do Not Drain Completely
- Roof Ridge – Sags
- Roof Trusses / Rafters – Bowed
- Roof – Wavy
- Roof - Leaks through Flashing
- Roof - Shingles Blown off
- Roofing - Exposed Nails
- Roofing - Temporary Safety Straps Left On
- Roofing – Water under Membrane

Roofing - Blistered Asphalt Roll (non leaking)
Roofing - Ponding on Flat Roofs
Skylight – Leaking

CHIMNEYS AND FIREPLACES

Chimney Cap - Leaking Water via Joint or Crack
Chimney Roof Flashing - Leaking
Chimney Bricks – Deterioration
Chimney - Poor Draw (Solid-Fuel-Burning (Wood, Pellet, Etc. only)
Firebrick – Broken

EXTERIOR FINISHES

Aluminum / Vinyl Siding - Bowed or Wavy
Aluminum / Vinyl Siding - Faded
Aluminum / Vinyl Siding - Loose Trim, Accessories
Bricks (cut) - Varying Thicknesses
Bricks – Colour Variation
Clay Bricks - Chipped
Cedar Shakes / Shingles - Excessive Bleed Through
Doors / Windows / Junctions - Water Leakage
Dissimilar Cladding Materials / Penetrations – Water Leakage
Exterior Paint / Stain / Clear Finish - Blisters and Peels
Exterior Paint / Stain - Faded
Exterior Walls –Water Leakage
Exterior Wood Trim - Split
Exterior Wood Trim - Bowed, Twisted or Cupped
Exterior Stucco - Cracks
Exterior Stucco - Peeling or Bubbling
Lap Siding (Wood, Hardboard, Vinyl, Etc.) - Poor Alignment
Masonry / Veneer Cladding (including Mortar) - Cracked
Masonry Joints – Non-uniform Horizontal Alignment
Masonry - Mortar Splatters and Stains
Masonry – Efflorescence
Masonry - Deterioration
Repainted Areas – Colour Mismatch
Plywood / Veneer Siding - Delaminated
Siding (Wood/Hardboard or Panel-Type)-Bowed or Wavy
Siding (Wood/Hardboard or Panel-Type) - Gaps in Joints
Siding (Wood / Hardboard or Panel-Type) – Recessed Nail heads
Stained Wood Siding from Fasteners
Tongue-and-Groove Wood Siding - Buckled

EXTERIOR FINISHES

Exterior Door Warped
Exterior Wood Doors Inserted Panel Shrinkage
Exterior Wood Doors Cracks and Splits
Exterior Door – Sticks

Exterior Door – Remains Open
Exterior Door – Deformed Plastic Moulding
Exterior Door Swings by Itself
Exterior Door Crooked
Insulating (Factory Sealed) Glass Unit Condensation
Sliding Door / Screen – Constrained Movement
Wall Out Of Plumb
Wall – Bowed
Windows – Malfunction
Windows – Water Leakage
Wood Beam / Post Split
Wood Beam / Post Cupped

FRAMING - FLOORS

Floor – Squeaks
Floor – Excessive Springiness / Bounce/ Visible Sag
Finished Floor (Above Grade) Not Level
Subfloor Loose

PLUMBING

Bathtub / Shower – Leaks
Bathtub / Shower Base | Lightweight (Fiberglass and Acrylic) Flexes and Creaks
Faucet / Fixture Leaking
Manufactured Solid Surface Countertop (Integrated Basin) Cracks at Drain
Pipes Leaking
Plumbing Pipes Frozen and/or Burst
Plumbing Fixtures / Trim Fittings Defective
Porcelain/Enamel/Fiberglass Surfaces Cracking or Chipping
Sewer / Drains / Fixtures Blocked
Toilet Takes More Than One Flush to Empty
Water Pipes Noisy
Water Supply – Does not Deliver Water

ELECTRICAL

Ceiling Fans Vibrates and Noisy
Electrical Outlets / Switches – Don't Work
Electrical Fixtures Don't Work
Exhaust Fan Duct / Terminates In Attic or Crawl Space
Fuses Blow / Circuit Breakers – Trip
Ground Fault Circuit Interrupter (GFCI) Trips Frequently
Receptacle/Switch Cover Plate Not Flush With Wall

INTERIOR CLIMATE CONTROL

Condensation – in Attic Space
Drafts at Electrical Outlets
Drafts – at Windows and Doors

Drafts – at Kitchen or Bath Fans
Ductwork Noisy When Floor Is Walked On ('Oil Canning')
Ductwork Separates
Ductwork Vents / Registers Noisy
HVAC Not Installed Properly
HVAC Cooling Insufficient
HVAC Heating – Insufficient
HVAC Condensate Line Blocked
HVAC A/C Coolant Line Leaks
HVAC Grilles and Diffusers Gaps
Insulation – Not Enough

WALL AND CEILING FINISHES

Ceiling - Uneven
Ceiling Texture Uneven
Ceiling/Wall Joint Separation
Ceramic Tile / Bathtub / Shower Enclosures Water Penetration
Clear Interior Finishes Deterioration
Drywall Surface Blemishes
Finished Surface Rough
Gypsum Wallboard Corners Uneven
Interior Wall and Ceiling Surfaces Cracks
Painted Gypsum Wallboard Texture Variation
Paint Finish Unacceptable
Paint Splatter

INTERIOR FINISHES

Bi Fold / Sliding Doors Off Tracks
Pocket Door Rubs
Door Rubs or Does Not Latch
Door Drags on Floor
Door / Doorjamb – Non Uniform Gap
Doors Hinges Binds
Interior Door Warped
Interior Trim / Moulding Joints – Gaps and Splits
Railings – Gaps between Parts
Stairs Gaps Between Stairs, Treads and Stringers.
Stairs Squeaking Riser or Tread
Stair Railings – Not Secure
Nail heads / Fasteners Not Properly Set or Filled
Wood Door – Split Panel

CABINETS AND COUNTERTOPS

Cabinets / Ceilings / Walls Gaps
Cabinets Misaligned
Cabinet Doors / Drawer Faces Warped

Cabinet Door / Drawer Binds or Rubs
Cabinet Doors – Won't Stay Closed
Countertop Surfaces – Cracks, Scratches, Swelling, Delamination or Chips

FLOORING

Carpet Loose or Stretched
Carpet Non Uniform Colour
Ceramic/Porcelain Tile | Marble / Stone Flooring Broken or Loose (Including Marble Transitions)
Ceramic Tiles Joint Cracks (Grouting or at Junctions)
Flooring Uneven Transition between Different Types
Floor Uneven
Hardwood / Parquet Flooring Cracks at Strips
Hardwood /Parquet Flooring – Surface Misalignment between Strips
Hardwood Flooring Blistered, Bubbled or Peeled Finish
Hardwood Flooring Buckled / Detached from Substrate
Hardwood Flooring Cupped or Crowned
Vinyl Flooring Protrusions
Vinyl Flooring Loose
Vinyl (Flexible) Floor Tiles Loose
Vinyl Flooring Yellowing
Vinyl Flooring Surface Bubbles
Vinyl Flooring – Colour Variations from Repairs

BELOW GRADE - FOUNDATION & BASEMENTS

Interior Concrete Surfaces Powdery
Concrete Surface Flaking Off or Scaling
Basement Concrete Floor – Uneven Surface
Basement Concrete Floor Cracked
Basement Floor Slab Water Leakage
Concrete Block Foundation Wall Cracked
Concrete Floor Slab On Ground Settlement in a Finished Area
Cast In Place Concrete Foundation Wall Holes
Cast In Place Concrete Foundation Wall Cracked
Crawl Space Condensation
Foundation Wall Leaks
Parging (Not Brush Coating) Delaminating Above Grade
Structural Column in an Unfinished Basement Out Of Plumb

GARAGES AND EXTERIOR

Asphalt / Concrete Driveway Cracked
Asphalt / Concrete Driveway Slope
Concrete Garage Floor Heaved or Settled
Concrete Garage Floor Cracked
Garage Doors – Poor Operation
Garage Floor – Poor Drainage
Landings / Steps Settling, Heaving or Separating
Exterior Deck Springy or Shaky

Exterior Deck Out Of Level
Exterior Deck Railing Shaky
Exterior Wood Handrails Slivers
Exterior Wood Deck Stain Colour Variations
Exterior Wood Deck Nail heads Stick Up
Exterior Wood Decks Stains from Nail heads
Floor Decking Boards Split, Warped or Cupped
Open End Beams Twisting

Remember that this is a Warranty and NOT an insurance policy! Warranties are contracts governing repair and/or replacement of an item in the event of damage resulting from ordinary use or faulty workmanship. It is an assurance by a seller of a property that the home is as represented. With the PARAGON HOMES 5-YEAR WARRANTY. For one year after the date of purchase, The Paragon Homes 5-Year Warranty will - without charge - repair or replace defective conditions within a given time limit and under certain provisions.

Home “insurance” is based on one person indemnifying another person against loss or liability against a certain risk or peril and then as paying money if a certain event occurs. Insurance protects items from hazards, such as theft, fire or water damage, etc. In most cases, warranties will not provide coverage in those situations.

In this case, The Paragon Homes 5-Year Warranty covers many building elements of the home – but not the secondary damage caused by an issue. For example, The Paragon Homes 5-Year Warranty may cover that the basement will not leak. If the basement does leak, THE PARAGON HOMES 5-YEAR WARRANTY will cover the repair. It will not cover any secondary damage such as replacing carpet, personal property damage, etc. This secondary damage may be covered under the homeowner’s home insurance policy.

In addition, many manufacturers offer warranties on their materials and equipment; The Paragon Homes 5-Year Warranty does not assume those warranties.

What is covered under The Paragon Homes 5-Year Warranty?

The Paragon Homes 5-Year Warranty lists the most frequent and typical items of concern to homeowners – from top to bottom! Applying a ‘standard condition’ and metric is a challenge to an existing home and should be interpreted with common sense. The Paragon Homes 5-Year Warranty outlines the covered items on The Paragon Homes 5-Year Warranty Checklist. Only those items warrant that for 5 years from the date of the home sale, the existing home:

- Is free from defects in work and materials (including windows, doors, basements, foundation, roofs, etc.) that could result in water penetration into the building envelope.
- Is free from defects in materials and work in the electrical, plumbing and HVAC (heating, ventilation and air conditioning) systems.
- Meets the Ontario or Quebec Building Code requirements (at the time of construction).

What is not Covered under The Paragon Homes 5-Year Warranty

This list of applies to all standard conditions listed in THE PARAGON HOMES 5-YEAR WARRANTY:

- Normal wear and tear.
- Normal shrinkage of materials caused by drying after construction.
- Defects in materials, design and work supplied by the homeowner.
- Changes - such as alterations, deletions or additions - made by the homeowner.
- Secondary damage caused by defects under warranty, such as property damage and personal injury and covered by the home insurance policy.
- Damage caused by dampness or condensation due to inadequate ventilation or improper operation of equipment such as humidifiers, dehumidifiers, HVAC, fans, etc.
- Damage from homeowner, tenants and/or visitors including malicious damage.
- Settling of land around the building or along utility lines, other than beneath the footings of the building.
- Damage from excessive loads.
- Damage from acts of God, war, riot, insurrection or civil commotion.
- Damage by insects, rodents and mammals.
- Damage from mould, mildew and fungus.
- Bringing an existing home up to current Ontario or Quebec Building Code requirements.
- Damage from municipal services or other utilities.
- Outdoor amenities (e.g., pool, hot tub, water features, exterior bathrooms, etc.).

The Paragon Homes 5-Year Warranty does not replace any manufacturer warranties that may apply.

Plans and Architectural Design

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