

# TWO-YEAR WARRANTY

THE SHANLY HOMES 2-YEAR WARRANTY BEGINS ON THE DAY OF LEGAL COMPLETION, COVERING DEFECTS CAUSED BY WORKMANSHIP OR DEFECTIVE COMPONENTS OR MATERIALS.

## What is included?



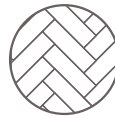
Plumbing system



Electrics



Wardrobes



Flooring



Windows



Driveway



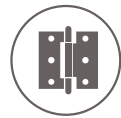
Central heating system and tanks



Kitchen units and worktops



Sanitaryware, shower doors/screens, and fitted bathroom furniture



Ironmongery



Internal/external doors



Boundary wall/fences/gates



Appliances (manufacturer's warranty)



Boiler (manufacturer's warranty)



EV charger (manufacturer's warranty)

It does not include wilful damage, damage arising from failing to carry out regular maintenance, damage caused by home improvements or damage caused by any contractor not under the instruction of Shanly Homes.

## What is excluded?

- Shrinkage (unless excessive)
- Damage or deterioration caused by misuse, neglect, failure to carry out normal maintenance or failure to service products in accordance with manufacturer's recommendations, including blockages caused by inappropriate disposal of waste
- Dampness or condensation not caused by a defect
- Anything caused by alterations or extensions to your home after the date of commencement of this warranty
- Any defect or damage resulting from the builders' compliance with written instructions given by or on behalf of the first owner in respect of design, materials or workmanship.
- Any cost or expense greater than that necessary to carry out a workmanlike repair of the defect or damage
- Any items falling outside the definition of home, which does not include damage or defects in swimming pools, swimming pool enclosures, lifts, escalators, temporary structures, fences, household appliances, other items specifically excluded and any other items not within the scope of building, conversion, refurbishment or repair to which this warranty relates
- If you are not the first owner, anything which you should reasonably have known about when you acquired the home and which resulted in a reduction in the purchase price you paid or which was taken into account in any other arrangement
- Defects in multiple glazing panes in converted properties unless they were newly installed at the time of conversion
- Efflorescence caused by the natural drying out process
- Cosmetic defects not reported within 7 days of legal completion. These include decoration, flooring, tiling, kitchen units, fitted bathroom and bedroom furniture, worktops, sinks, sanitaryware, appliances, glass and similar items
- Light bulbs
- Adjustment of doors following carpet fitting by a fitter under your instruction
- Problems with any workmanship, materials or appliances you, or a previous owner, brought or added to the home
- Drawing of chimneys (this is the responsibility of your fireplace installer).
- Storm damage including to fence panels
- Damage caused by failing to isolate an outdoor tap during the winter months
- Theoretical defects where there is no associated damage
- Shower accessories – heads, taps and fittings and limescale due to hard water
- Appliances outside manufacturer's guarantee period
- Damage to items that have been stored in the loft space or garage
- Cleaning of gutters or internal/external drains (other than from the result of builders' materials)
- Serviceability matters such as lubrication of ironmongery, mastic joints to windows, doors and sanitaryware, adjustment of doors and windows due to normal shrinkage, rebalancing or bleeding of heating systems
- Garden maintenance
- Any inconvenience, distress, consequential loss of enjoyment, or income loss caused by remedial works – assuming all reasonable steps have been taken to minimise disruption

For more information on caring for your new home please refer to 'Your New Home Guide'

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