

SCHEDULE 6

Exception from home condition report for specific new homes warranties

PART 3

Minimum cover for specific new homes warranties

Structural defects cover to property and common parts throughout the new homes warranty

11.—(1) Under the new homes warranty, a warranty provider must undertake that it or the developer will put right, arrange to put right or provide financial compensation for—

- (a) any actual destruction of or damage to the property caused by any defects—
 - (i) of such structural features as exist at the property and common parts; and
 - (ii) occurring during the first 10 years of the warranty period; and
- (b) any conditions caused by defects in the design, workmanship, materials or other components—
 - (i) of such structural features as exist at the property and common parts;
 - (ii) which cause an imminent danger of destruction or damage to the property; and
 - (iii) which are apparent during the first 10 years of the warranty period.

(2) The carrying out of the obligations described in sub-paragraph (1) may be shared between a warranty provider and the developer.