

7. ELECTRICAL

7.1 Circuit breakers trip

Acceptable Performance/Condition

Electrical circuits shall be installed in accordance with the Electrical Code.

Circuit breakers protect electrical wiring from overloading. Frequent tripping of circuit breakers could result from faulty appliances or other electrical components and should be investigated.

Warranty Coverage

2 years

Damage resulting from maintenance not conducted by the owner in keeping with maintenance documentation provided to the owner by the warranty provider or builder, or from additions, deletions or alterations made by the homeowner is excluded from coverage.

Consequential damage caused by defects, such as personal property damage or personal injury, is excluded from coverage.

Claim Response

Electrical circuits not meeting the Acceptable Performance/Condition must be rectified.

7.2 Ground fault circuit interrupter (GFCI) trips

Acceptable Performance/Condition

Ground Fault Circuit Interrupters (GFCIs) shall be installed in accordance with the Electrical Code.

GFCIs are sensitive safety devices installed to provide protection against electrical shock, especially in wet areas such as bathrooms and the exterior. These devices can easily be reset.

Frequent tripping may indicate an appliance fault and should be investigated.

Warranty Coverage

2 years

Damage resulting from maintenance not conducted by the owner in keeping with maintenance documentation provided to the owner by the warranty provider or builder, or from additions, deletions or alterations made by the homeowner is excluded from coverage.

Damage to personal property is excluded.

Claim Response

Ground Fault Circuit Interrupters not meeting the Acceptable Performance/Condition must be rectified.

7.3 Electrical outlets or switches do not work

Acceptable Performance/Condition

Electrical outlets and switches shall be installed in accordance with manufacturer's specifications and the Electrical Code.

When an outlet or switch is found to be not working, an owner should check to determine if a circuit breaker or GFCI has been tripped, and reset if required.

Warranty Coverage

2 years

Damage resulting from maintenance not conducted by the owner in keeping with maintenance documentation provided to the owner by the warranty provider or builder, or from additions, deletions or alterations made by the homeowner is excluded from coverage.

Claim Response

Electrical outlets and switches not meeting the Acceptable Performance/Condition must be rectified.

7.4 Electrical fixture does not work

Acceptable Performance/Condition

Electrical fixtures supplied and installed by the builder shall be installed in accordance with the Electrical Code and manufacturer's specifications.

When an electrical fixture is found not to be working, an owner should check to determine if a circuit breaker been tripped, and reset if required.

Warranty Coverage

12 months

15 months for common property

Claim Response

Electrical fixtures not meeting the Acceptable Performance/Condition must be rectified.

7.5 Receptacle/switch cover plate is not flush with the wall

Acceptable Performance/Condition

In finished areas, electrical receptacles/switches shall be installed so that the cover plates are generally flush with the adjacent wall surface.

Warranty Coverage

12 months

15 months common property

Claim Response

Conditions not meeting the Acceptable Performance/Condition must be rectified.

7.6 Exhaust duct terminates in attic or crawl space

Acceptable Performance/Condition

Exhaust fans/ducts shall be vented to the exterior in accordance with the Building Code and manufacturers' specifications.

Exhaust fans/ducts should not be vented into heated or unheated enclosed spaces such as basements, attics and soffits, or attached garages.

Moisture build-up in these areas can cause damage.

Warranty Coverage

2 years

Damage resulting from maintenance not conducted by the owner in keeping with maintenance documentation provided to the owner by the warranty provider or builder, or from additions, deletions or alterations made by the homeowner is excluded from coverage.

Claim Response

Exhaust fans/ducts not meeting the Acceptable Performance/Condition must be rectified.

7.7 Interior light fixture tarnished

Acceptable Performance/Condition

Interior light fixtures supplied and installed by the builder should not tarnish when used under normal conditions.

Discolouration may occur due to the normal operation of the fixture, atmospheric conditions or normal oxidation.

Exceeding the manufacturer's specification for bulb wattage may also cause discolouration, which is not covered.

Warranty Coverage

12 months

15 months common property

Damage resulting from maintenance not conducted by the owner in keeping with maintenance documentation provided to the owner by the warranty provider or builder, or from additions, deletions or alterations made by the homeowner is excluded from coverage.

Claim Response

Interior light fixtures not meeting the Acceptable Performance/Condition must be rectified.

7.8 Ceiling fan vibrates and is noisy

Acceptable Performance/Condition

Ceiling fans shall be installed and maintained in accordance with the Electrical Code and manufacturer's installation instructions.

Minor vibration or operating noise is normal.

Warranty Coverage

12 months

15 months common property

Damage resulting from maintenance not conducted by the owner in keeping with maintenance documentation provided to the owner by the warranty provider or builder, or from additions, deletions or alterations made by the homeowner is excluded from coverage.

Ceiling fans require regular maintenance.

Claim Response

Ceiling fans not meeting the Acceptable Performance/Condition must be rectified.