



MESSAGE *from the* HONOURABLE RICH COLEMAN

British Columbia is recognized for the high performance of its residential construction sector. Working with industry, we strive to ensure that B.C. homes are among the most comfortable, durable and energy efficient in the world. We also have the strongest system of construction defect insurance in Canada. To protect consumers, every new home built by a licensed residential builder in the province is protected by mandatory third-party home warranty insurance.

Buying a new home is the single largest financial investment that consumers will make. For many, turning the dream of home ownership into a reality is a financial milestone. Homebuyers expect to make that investment with confidence.

This *Residential Construction Performance Guide* is a simple, practical, online reference tool. It's designed to help homebuyers and builders better understand how warranty providers evaluate claims for possible design, labour or material defects in new homes.

The Guide sets out the minimum performance required for new homes covered by home warranty insurance in British Columbia. Warranty providers have agreed to use the Guide to help determine whether or not a defect claim is covered by their policy of home warranty insurance.

Homeowners can browse the free Guide online, at their convenience, to learn more about the most common defect claims that might be submitted under a home warranty insurance policy. Finding out what is and isn't covered under home warranty insurance also creates realistic expectations when it comes to the performance of a new home.

Most warranty providers have an indemnity agreement with the builders who construct homes and arrange for home warranty insurance. This indemnity agreement requires the residential builder to correct defects on behalf of the warranty provider for a period of time while the home warranty insurance coverage is in effect. This Guide will help builders ensure that their work meets or exceeds the standards to which their new homes will be measured in the event of a claim. It's one of the most compelling reasons for builders to use the Guide.

Sharing best practice encourages the residential construction industry to develop high-performance homes and leads to better informed consumers.

Created by the Province in partnership with the Homeowner Protection Office and the warranty industry, this Guide reflects our continued commitment to protect buyers of new homes and enhance the quality of construction in British Columbia today and in the future.

Sincerely yours,

Rich Coleman

Minister of Public Safety and Solicitor General
(Minister Responsible for Housing)
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