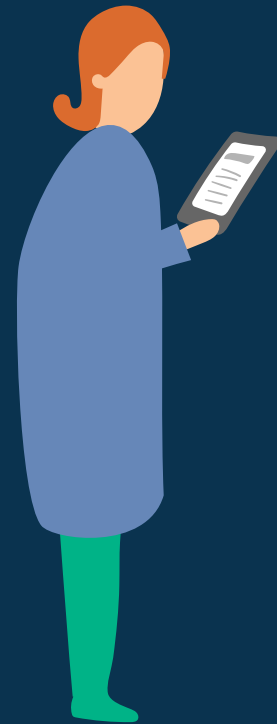


WARRANTIES AND CERTIFICATES

covered and approved

Your new home comes with a range of warranties and certificates, demonstrating the quality of its components and ensuring your peace of mind. These documents serve as valuable resources, providing guidance on managing and enjoying your home while ensuring everything functions as it should.



newinbosch
NEIGHBOURHOOD ESTATE

WARRANTIES, CERTIFICATES AND MANUALS

Below is a quick summary of documents and procedures for warranties and home care. Remember, these are just snippets. Be sure to check out the full document on our website!

QUICK FIX WINDOW

3 MONTHS

Your home's "fix-it" period starts from the day it's ready to move in and lasts for 90 days. During this time, the builder will take care of any imperfections or defects that pop up, as long as they weren't caused by you.

This includes stuff like:

- Tricky geyser installations
- Electrical gremlins (except for light bulbs)
- Plumbing quirks (except for blocked drains)
- Wonky windows and doors
- Leaky roofs and gutters
- Any structural oopsies (like tiles, walls, ceilings)

GOT A PROBLEM?

Let us know in writing within the first 3 months. Urgent stuff (think no water, no power or a burst pipe) will get sorted in 24 to 48 hours. Less urgent things will be fixed by appointment after 48 hours. We've got 3 months to sort out any issues we missed before you moved in and we'll get it done as soon as possible.

EXTENDED CARE

5 YEARS

Your new home is covered for latent defects for 5 years after the initial defects period. This means the contractor is responsible for any major structural issues that arise after completion.

To report latent defects, just drop us a note at developmentmanager@similan.co.za.

THE MAINTENANCE MISSION

As the proud owner, you're in charge of the day-to-day upkeep, like maintaining the roof, gutters, painting, toilets, and plumbing. This also includes drains, light bulbs, and other wear and tear items. Storm damage or burst geysers? Your insurance is there to lend a hand.

HOME 'BREAKING IN' TIPS

Today's new homes come with many construction improvements, thanks to the NHBRC's encouragement over the years. However, your new home still needs a gentle introduction in its first few months. During construction, materials like concrete, bricks, timber, and plaster absorb water. When you move in, there's still plenty of moisture around. While it won't bother you, it does need to evaporate slowly and be ventilated away. For more details on ventilation and drying out, how the NHBRC measures damage in walls and much more, scan the QR code below to view our comprehensive warranties document on our website.

IMPORTANT DOCUMENTS

You'll receive a number of warranties, certificates and user manuals - these documents are your handy guides to managing and enjoying your home. They are designed to provide you with guidance and assurance regarding the quality and functionality of various aspects of your home.

You'll receive warranties for items like the National Home Builders Registration Council (NHBRC) Warranty, Electrical and Ironmongery Item Warranties, and Sanitaryware Item Warranties. There are also **warranties** for stove, geyser, garage motor, ironmongery, piping, electrical fittings, doors and windows, sanware, tiles or vinyl, paint, roof tiles or roof sheets, air conditioners, pool and pool pumps. Our experienced team will double check everything to ensure your home and its components are safe and in good working order.

You'll also receive **certificates**, including your:

- Occupation certificate
- Building plan
- NHBRC certificate
- Structural certificate
- Energy efficiency certificate
- Plumbing certificate
- Electrical certificate
- Roof certificate
- Glazing certificate
- Gas certificate

For any queries, contact us on developmentmanager@similan.co.za

