

Granite Homes Warranty Advantage

Granite Homes has constructed hundreds of houses over the years, and in the process we have become experts at our craft. With our proven quality control process, which includes eighteen internal and external inspections, we are confident that you will be satisfied with the high quality of construction we provide.

In fact, we are so confident in the quality of our award-winning homes that we're prepared to stand behind them longer than the industry standard.

Exclusive to Granite Homes, our No-Cost Warranty Advantage extends the Tarion 1- and 2-year coverage by an additional year—automatically, and at no extra cost to our homeowners. From the moment you move in, your home is backed by quality craftsmanship, dedicated customer care, and now more protection than ever before. It is non-transferable and provided at absolutely no cost to you. Here's how it works:

1 YEAR + 12 MONTHS

The One Year Tarion Statutory Warranty requires that the home be:

- Free from defects in work and materials
- Constructed in accordance with the Ontario Building Code

2 YEARS + 12 MONTHS

The Two Year Tarion Statutory Warranty covers:

- Water penetration through the basement or foundation walls
- Defects in windows, doors and caulking, or defects in work that result in water penetration into the building envelope
- Defects in work and materials in the electrical, plumbing and heating delivery and distribution systems
- Defects in work or materials which result in the detachment, displacement or deterioration of exterior cladding (such as brickwork, aluminum or siding)

7 YEARS

The Seven Year Tarion Statutory Warranty covers:

- Major defects in the building structure
- Soil movement and major cracks in basement walls

ZOE WOOD | New Home Sales Representative
northside@granitehomes.ca | 519-589-4859

Base house prices include all sales taxes (HST). Rebate signed back to builder on closing. Prices and promotions are subject to change without notice. Please see Sales Professional for details. E. & O. E. Effective August 18, 2026.



What's Next?

- Decide which floor plan suits your lifestyle and budget.
- Reserve the unit of your choice. This will enable you to secure your preferred unit for a period of 48 hours*. During this period, you can gather information in order to assist you in making an informed decision. At this time, we require:
 - Your identification - driver's license and passport.
- After the reservation period, our New Home Sales Representative will reach out to you to complete your Agreement of Purchase and Sale via DocuSign.
- Your Agreement will be conditional for 10 days for review by your lending institution and lawyer. During this time, we require:
 - A mortgage approval letter from a bank, credit union, or mortgage broker, as well as, solicitor information.
- After your lawyer and lending institution has reviewed your Agreement of Purchase and Sale documents (within the 10-day conditional period), we require:
 - 10% deposit cheque or bank draft due at firming OR 5% deposit due at firming and 5% due 60 days after firming.
- After your conditional period, your Agreement of Purchase and Sale will automatically firm – congratulations!
- You will then be introduced to our team and receive the Granite Homeowner Manual which provides community information, warranty details and best practices for maintaining your new home. You will also receive periodic updates via email.

**Speak to your Sales Representative if an extension is required.*

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