

PROTEK'S NEW HOME WARRANTY IS DESIGNED FOR NEWLY BUILT, CONVERTED OR RENOVATED HOMES

It provides cover for the first owner and subsequent owners too, as the insurance stays with the property.

ABOUT PROTEK

Protek Group Limited is a trading style of Lloyd's Broker Lucas Fettes & Partners Limited. We provide home owner warranty cover for new build, conversion, social housing, custom build and self build developments throughout the UK. We are regulated by the Financial Conduct Authority (FCA) and an Associate member of the CML. Each housing unit insured with a Protek warranty has to undergo a technical audit. The audit process is there to check the design, workmanship and materials used in the construction process, to ensure they meet with the requirements outlined in the technical manual. Protek is a Consumer Code For New Homes user.

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INFORMATION FOR HOMEBUYERS

NEW HOME WARRANTY

XYZ Development Company Limited is a Protek registered developer and is also registered with the Consumer Code For New Homes. The developer has arranged for a Protek New Home Warranty to be provided at no cost to the homebuyer.

PROTEK ARE DELIGHTED TO BE PROVIDING NEW HOME WARRANTY COVER ON XYZ'S DEVELOPMENT AT DEVELOPMENT LOCATION



How the cover works

From exchange of contracts up to completion

Your deposit is protected if for example, the developer ceases to trade. *Please see Note

Move In !

During the first two years

The developer must put right any defect covered by the policy. If they do not we will fix it on their behalf.

After the Defects Insurance period

Your home is covered against specified problems. In addition you may have additional cover if certain Building regulations have not been met and Contaminated Land.

Note: This example shows how the New Home Warranty works in a typical scenario (but not all circumstances). In some instances your deposit may be protected by Escrow. If you require the full terms and conditions applicable to the housing unit you are interested in, please request this from the developer or Protek.

What does the warranty cover?

While every attention to detail will have been undertaken to ensure the property has been built to a high standard, the developer has also taken steps to make sure you are protected for the future in the unlikely event you experience problems. This is why they have arranged a Protek 10 year new home warranty on the housing unit.

The new home warranty will indemnify the policyholder during the period of insurance against the reasonable cost of complete or partial rebuilding or rectifying work to the structure or waterproofing elements of the housing unit which have been affected by major damage caused by a defect in the design, workmanship or materials utilised during the construction process.

Your developer is responsible for defects arising during the first two years after completion, unless they fail to rectify a defect in which case the warranty will respond. Should you need to move out of the property while a problem is resolved, the policy provides cover for alternative accommodation.

What is not covered?

The new home warranty does not cover minor items frequently referred to as snagging issues. These are defects that are identified by the homebuyer or their surveyor around the time of completion and during the first few months of occupation. The homebuyer should log these issues and ensure the developer rectifies them as they are not covered by the warranty.

There is a £1,000 excess under the policy, so the insurance cover will only pay out for valid claims over and above this amount. The policy will not cover damage arising from alterations or inadequate maintenance of the housing unit.