

Home warranty manual

PROTECTION AGAINST DAMAGE TO BUILDING WORK

The Building Planning Law (LOE), Law 38/1999, was established to protect the buyers of buildings, or part of them. It also applies to houses under the horizontal property act (vertical or horizontal), (or in any other kind of shared property), as well as protecting individual single-family homes.

The protection is set out in a system in which any damage must occur within various time periods according to the importance of the damage, and establishes the joint responsibility of all agents who were involved in the construction process, as one alone cannot be held responsible for the cause of the reported damage reported.

The system declares joint liability of the promoter for any damage caused, together with one or more of the agents.

The various damages covered by this protection system of the LOE and the periods in which said damage must surface, are included in article 17 of the LOE:

WITHIN TEN YEARS, for material damage to the building from flaws or defects that affect the foundations, supports, beams, floors, load-bearing walls or other structural elements, and that directly compromise the resistance and stability of the building.

WITHIN FIRST THREE YEARS, for material damage to the building from flaws or defects to construction elements or installations that do not meet normal habitation requirements.

YEAR ONE. The builder will also be liable for material damage and flaws or defects to elements of the building completion and finishing.

WARNING:

- ▶ These guarantees do not include flaws or defects that may occur due to misuse or improper maintenance by the homeowner or by the Community of Owners.
- ▶ Legal action to claim these damages is limited to two years after said damages have occurred.

Schematic Maintenance Programme of main property elements

Construction Element	FREQUENCY OF INSPECTIONS AND CHECKS																			
	EACH DAY			EACH WEEK				EACH MONTH				EACH YEAR								
	1	3	15	1	2	4	6	1	2	3	6	1	2	3	4	5	6	9	10	15
OUTSIDE																				
Exterior walls and cladding														MM		MM			MM	•
Exterior carpentry and recesses E.P.												•		•		•				
INTERIOR DIVISIONS																				
Doors, screens and rails												•		•		•				
ROOFS																				
Rooftops											MM	MM		•						
THERMAL INSULATION													•							
FINISHES AND CLADDING																				
Ceramic floors													•							
Sills and cornices													•							
Tiles												•				•				
Plasterwork																			•	
False ceilings																•				
Interior paintwork																•				
PLUMBING																				
Drains (appliances, traps, sumps and pipes)											MM	MM								
Hot and cold water network										•		•				•				
Sanitaryware												•								
ELECTRICITY									•			•				•			RI	
TELECOMMUNICATIONS																				
Telephones												•								
Television												•				•				
Electric door												•								
Power system											MM	MM								
Accumulation system												MM								
Exchange system												MM								
Hydraulic system											MM	MM	MM							
Control system												MM								
THERMAL INSTALLATIONS																				
HEATING																				
Heating with nominal thermal power between 5-70KW			MM				MM			MM	MM									
COOLING																				
Installations with nominal thermal power between 5-70KW												MM								
DOMESTIC HOT WATER																				
Installations with power <70KW												•			RI					
VENTILATION											MM	MM	MM			MM				

• Recommended inspections and checks

MM Mandatory maintenance

RI Regulatory inspection

MC Mandatory control