



GENERAL LEGAL INFORMATION Q & A

Q: Do the new home builder warranties in Indiana Code 32-27-2-8 survive the sale of the home from the initial homebuyer to a subsequent buyer?

A: Yes. I.C. 32-27-2-8 (b) provides for the survival of these warranties when the initial home buyer passes legal or equitable title in the new home to a subsequent home buyer. This section warrants the following: a) the home will be free from defects caused by faulty workmanship or defective material for two years; b) the home will be free from defects caused by faulty installation of plumbing, electrical, heating, cooling or ventilation for two years; c) the home will be free from defects caused by faulty workmanship or defective material in the roof or roof system for four years; d) that the home will be free from “major structural defects” for a period of ten years.