

**Form #AE8** (Rev. October 30, 2012)  
**British Columbia Water Ingress Coverage Endorsement**

It is hereby agreed as follows:

- A. The coverage provided by this Endorsement does not include any **CLAIM** arising, in whole or in part, out of any actual or alleged negligent act, negligent error, negligent omission, circumstance or event which occurred or commenced before January 1, 2000.
- B. This Policy does not apply to any **CLAIM** which is actually or allegedly, in whole or in part, arising directly or indirectly out of the **PENETRATION OF MOISTURE** into the **BUILDING ENVELOPE** of a **MULTI-UNIT BUILDING** located in the United States of America which includes its territories or possessions.
- C. This Policy does not apply to any **CLAIM** which is actually or allegedly, in whole or in part, arising directly or indirectly out of the **PENETRATION OF MOISTURE** into the **BUILDING ENVELOPE** of a **MULTI-UNIT BUILDING** located in the Lower Mainland, Vancouver Island, or Skeena regions of the Province of British Columbia.
- D. Item C. of this Endorsement shall not apply to projects, buildings, or structures actually or allegedly affected by **PENETRATION OF MOISTURE** that meet the following conditions:
1. Home Warranty Insurance coverage, approved by Home Protection Office of BC Housing, is obtained that covers 2 years on labour and materials, 5 years on the building envelope, and 10 years on structure;
  2. **RAINSCREEN TECHNOLOGY** is utilized or **BUILDING ENVELOPE** construction meets Canadian Mortgage and Housing Corporation's most recent Best Practice Guides;
  3. Compliant with all applicable building codes and regulations; and
  4. **BUILDING ENVELOPE** Professional, as designated by the Architectural Institute of British Columbia or the Association of Professional Engineers and Geoscientists of British Columbia, has produced or authorized the building envelope design and inspected the **BUILDING ENVELOPE** work as per all applicable building codes and regulations.

The following conditions apply to **BUILDING ENVELOPE** renovation projects:

1. Home Warranty Insurance coverage, approved by Home Protection Office of BC Housing, is obtained that covers 2 years on labour and materials and 5 years on the **BUILDING ENVELOPE** including water penetration;
  2. Contractor is licensed as a **BUILDING ENVELOPE** Renovator by the Home Protection Office of BC Housing;
  3. Compliant with all applicable building codes and regulations; and
  4. **BUILDING ENVELOPE** Professional, as designated by the Architectural Institute of British Columbia or the Association of Professional Engineers and Geoscientists of British Columbia, has produced or authorized the building envelope design and inspected the **BUILDING ENVELOPE** work as per all applicable building codes and regulations.
- E. For the purposes of this Endorsement, the following definition is added to the Policy:
1. **PENETRATION OF MOISTURE** means, but is not limited to, the actual, alleged, threatened, or possible infiltration, migration, presence, accumulation, condensation or dispersal of water, precipitation, or moisture on, in, or into the **BUILDING ENVELOPE**.
  2. **BUILDING ENVELOPE** means the assemblies, components, and materials of a building which are intended to separate and protect the interior space of a building from the adverse effects of exterior climactic conditions.
  3. **MULTI-UNIT BUILDING** means a building containing more than four units that are utilized for residential, commercial, industrial, or any other purposes.
  4. **RAINSCREEN TECHNOLOGY** means a building or structure constructed to control rain penetration which design relies on deflection of the majority of water at the exterior cladding, but also incorporates a cavity, not less than ¼ inch in depth, that provides a drainage path for water that penetrates past the exterior cladding.

Nothing herein contained shall vary, alter or extend any provision or condition of the Policy other than as above stated. This Endorsement attaches to and forms part of the Policy.