

# Lifetime Structural Guarantee



Our Lifetime Structural Guarantee is given to you, the original owner named within the building contract. This Lifetime Structural Guarantee is in addition to any statutory Warranty insurance guarantee in force within the relevant state of Australia. Subject to the terms below, this Lifetime Structural Guarantee is not transferable to subsequent owners of the home.

**This Lifetime Structural Guarantee will cover your home from structural failure, specifically the foundation and any structural members/components of the timber wallframes & the roof framing but does exclude the following:**

#### **a. Structural Failure due to misuse or neglect**

Structural Failure caused by neglect and or failure on your part to properly maintain your home or by the misuse of your home will not be covered under this Lifetime Structural Guarantee (including, without limitation any works such as excavations that affect the Foundations and/or repairs by unqualified or unauthorised personnel).

In addition to other maintenance precautions, you should have regard to the relevant State footing Guide as referenced within this document (such as CSIRO's Guide to Foundation Maintenance and Footing Performance on how to care for your new home after completion).

Failure on your behalf to carry out proper maintenance or improper use of the fittings or fixtures on your land including, drains, pipes, pits, plumbing works, electrical wiring will not be covered by this Lifetime Structural Guarantee.

#### **b. Structural Failure due to Environmental factors**

Failure and/or damage caused by natural forces or events, including weather, storm, fire, rain, flood, earthquake, wind and any termite damage is not covered under this Lifetime Structural Guarantee. These forces or events can cause damage to roofs, windows, and other parts of the house, this includes adjoining/neighbors properties with trees & surface water run off. You should consider building insurance for your home and regular termite inspections. In the event of such damage, you should contact your insurance company so that any repairs and rectification work can be put into effect as soon as possible.

#### **c. Structural Failure due to natural causes & poor site drainage**

Defects and/or damage to the footing system that arise due to abnormal site conditions and or changes to site conditions (other than seasonal changes), such as planting trees and tree species, inappropriate planting of garden beds, poorly designed landscaping and poor surface drainage will not be covered under this Lifetime Structural Guarantee.

For information and guidance on your landscaping that will help prevent a structural failure and or damage to your house you should refer to the guides as referenced in this document such as the CSIRO's Guide to Foundation Maintenance and Footing Performance.

#### **d. Defects due to any modifications**

Any structural modifications made to the existing home after handover including any additions, alterations, extensions or renovations will void this Lifetime Structural Guarantee

#### **Limitations**

We will rectify at our cost the structural failure of any of the following:

- Any Foundation systems installed by Simonds Homes, concrete and or strip footing designs pursuant to the Building Code of Australia and all relevant Australian Standards including AS2870, Appendix B.
- NOTE-Structural failure is defined as 'Damage Category 3' or higher (AS2870) for a structural failure to exist.
- Structural timbers and steel in wall or roof framing where structural failure is defined pursuant to the Building Code of Australia and all relevant Australian Standards including AS1684.
- Resultant damage to Brickwork where structural Foundation failure is defined pursuant to the Building Code of Australia and all relevant Australian Standards including AS4773.
- This Structural Lifetime Guarantee is only provided to the original home owner.

#### **Your Responsibility**

You are required to maintain your own home in accordance with the documents provided to you as part of your Building contract, your approved Engineering, Handover settlement pack and any of the applicable documents referred to below specific to your relevant State. Failure to do so will void this Lifetime Structural Guarantee.

- VIC-CSIRO Guide - Foundation Maintenance and Footing Performance: A Homeowner's Guide and the VBA Footing Guide - "Minimising foundation movement and damage to your house".
- NSW-CSIRO Guide - Foundation Maintenance and Footing Performance: A Homeowner's Guide.
- QLD-STA Document, The BSA document and The QBCC - A Guide to Preventing Structural Damage.
- SA-CSIRO Guide - Foundation Maintenance and Footing Performance: A Homeowner's Guide.

#### **More information**

For more information regarding our Lifetime Structural Guarantee please call us on 1300 SIMONDS or visit [www.simonds.com.au](http://www.simonds.com.au) The Lifetime Structural Guarantee is offered to the original owners named within the signed building contract effective from 1st July 2018.