



# VISH HOMES 15 YEARS STRUCTURAL GUARANTEE

This Structural Guarantee is with respect to any statutory warranty, insurance guarantee and is constrained with the home builder's liability scheme of Victoria State of Australia.

The structural guarantee is applicable only to the original owners who are in the building contract and only they will be eligible for this grant and is not transferrable to the successive owners of the house.

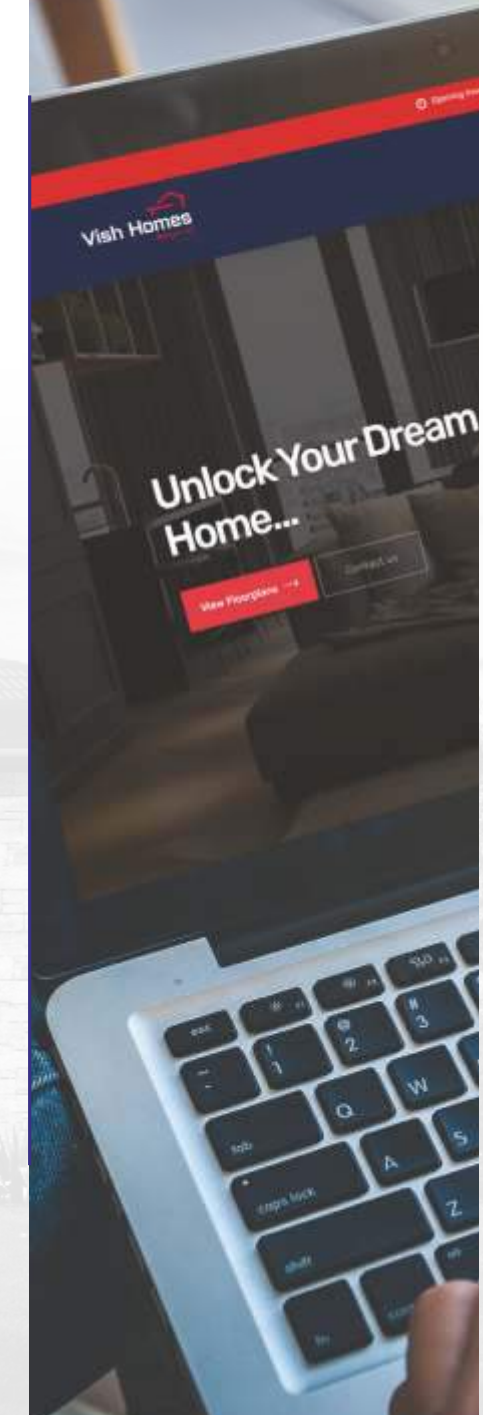
This 15 years Structural Guarantee applies to all new home building contracts signed after 1st July 2020.

This guarantee covers only the structural failure, distinctly the foundation and components of the structure such as timber wall framing, openings, stairs and the roof framings and excludes the following:

## VISH HOMES WARRANTY REPORT

1300 00 VISH  
[www.vishhomes.com.au](http://www.vishhomes.com.au)

info@vishhomes.com.au  
2/3 Geehi Way, Ravenhall, VIC 3023  
1/3 Caravan St, Wendouree. VIC 3355



## STRUCTURAL FAILURE DUE TO ENVIRONMENTAL FACTORS

The damage caused by natural calamities which include weather, storm, fire, rain, flood, earthquake, wind and any termite damage is not considered under **VISH HOMES 15 YEARS STRUCTURAL GUARANTEE**. These factors might damage windows, roofs and other components of the house. The other factors, which could be prone to damage from trees around the house and water on the surface. The owner of the house should arrange for regular termite inspections and should be concerned about the house building insurance. In case of any damage to the house, the insurance company should be contacted.

## STRUCTURAL FAILURE DUE TO NEGLIGENCE AND LOW MAINTENANCE

The structural failure caused due negligence and low maintenance and the damage caused by mishandling of the property from the owner side is not covered under Vish Homes 15 Years Structural Guarantee. This also includes excavation works that could affect the foundations. The maintenance and the precautions to be taken care of by the owners is mentioned in State footing Guide referred from CSIRO's Guide- [Foundation Maintenance and Footing Performance: A Homeowner's Guide](#)

A Home owners Guide. Failure to follow any of the maintenance guides mentioned in this guide, like improper use of pits, plumbing works, fittings, pipes will not come under **VISH HOMES 15 YEARS STRUCTURAL GUARANTEE**.

## RESPONSIBILITY OF THE OWNER

Maintenance of the house is to be carried in a harmony with the documents provided to the owner which will be the part of HIA Building Contract, approved Engineering plans, permits and reports given at the time of Handover and any applicable documents which is specified under VIC-CSIRO Guide- [Foundation Maintenance and Footing Performance: A Homeowners Guide](#).

VBA Footing Guide- - [Minimizing foundation movement and damage to your house.](#)

## STRUCTURAL FAILURE DUE TO NATURAL DISASTERS & POOR SITE DRAINAGE

The abrasion of the footing occurs due to poor site conditions or any changes apart from the recurring seasonal changes such as planting of trees, poor landscaping design, inappropriate installation of garden beds and feeble surface drainage. These damages will not be covered under **VISH HOMES 15 YEARS STRUCTURAL GUARANTEE**.

For more information and Guidance visit : [Guide to Standards and Tolerances](#)

## DEFECTS DUE TO ANY MODIFICATIONS

After handover any modifications made that includes additional, alterations, extensions or renovations will nullify **VISH HOMES 15 YEARS STRUCTURAL GUARANTEE**.

## RESPONSIBILITY AND THE LIMITATIONS OF VISH HOMES

The following rectification will be made at the cost of VISH HOMES :-

This **VISH HOMES 15 YEARS STRUCTURAL GUARANTEE** is provided only to the original owners of the house.

- The definition of the structural failure of an existing house is given under the 'Damage Category 3'
- The concrete and foundation works will be according to the Building code of Australia and the Australian standard discipline of AS 2870.
- The Structural timber framing and wall framing are defined and constructed as per the Building code of Australia and in accordance with AS 1684.
- The Structural failure relevant to the Masonry work sif the control joints are not installed as per the Building Code of Australia, Australian Standards of AS 4773 and in harmony to the building contract document.

For more information regarding our VISH HOMES, Structural Guarantee feel free to call us on **1300 00 VISH** or visit : [Vish Homes](#)