

Guarantee Supplement

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Module IV 2024 Additional guarantee conditions for extended guarantees

This module is part of the Guarantee Supplement referred to in the applicable SWK regulation.

Under this module the Contractor may offer extended guarantee periods to the Buyer for several structural components and technical systems. The Contractor may determine what extended guarantee periods apply and to what structural components they apply. One condition is that the guarantee period may not be shorter than the guarantee period offered in Module I and may not be longer than the guarantee periods specified in the table in Article 1 below.

If Module I and Module IV mention the same component, the guarantee period specified in Module IV applies to such component. The guarantee periods mentioned in Module I apply to components that are mentioned only in Module I. The guarantee exclusions of Module I apply in full.

If extended guarantee periods are offered to the Buyer, the Contractor must submit a specification of those extended guarantee periods to SWK when it submits the plan.

Article 1 Extended guarantee periods

	Description	Guarantee	Exclusions, other periods	Conditions
1	Roofing (including roof tiles)	10 years		Maintenance programme in accordance with BDA
2	Exterior walls	10 years	Discolourations Lime staining Creaking, cracking Wind proofing	
3	Glazing	10 years	Discolouration Thermal breakage 1 year (regular)	Product guarantee required
4	Reinforced concrete foundation structural	10 years	Stains and corrosion aggregates	
	Structural waterproofing	6 years	Condensation moisture in basements	
5	Facade and cladding elements	10 years	Stains, discolouration, corrosion aggregates Side effects, crazing/peeling	
6	Wooden door and window frames and doors	6 years	Paintwork see the period at item 15	Clear maintenance plan
7	Carpentry	10 years	Paintwork see the period at item 15	Clear maintenance plan Material specification suitable for exterior use
8	Screeds	10 years	Floor covering	Use in accordance with type Install/apply in accordance with standards
9	Ceiling and wall systems	6 years	Aesthetic aspects are excluded	

10	Plasterwork/paint coats	10 years	Aesthetic aspects are excluded	
11	Joint seals	6 years		
12	Tiling	10 years	Joints 6 years	
13	Aluminium and plastic door and window frames	10 years	Locks and hinges 1 year Rolling mechanisms of sliding exterior doors 1 year Turnstiles 1 year	
14	Interior sewers and drains	10 years		
15	Paintwork	3 years	Colour differences Decreasing 100 / 80 / 60	Maintenance plan
16	Locks and hinges	5 years		Define use
17	Waterproofing of gutters	6 years		
18	Heating	3 years		Energy Performance of Buildings conditions
19	Ventilation installation provisions	3 years		
20	Electrical and water systems	3 years		
21	Handrails, banisters and terrace balustrades	5 years	Limitation of guarantee period when fitted in communal areas	
22	Exterior sewers and drains	2 years		
23	Lift installation	3 years		Lift maintenance and annual inspection necessary
24	Outdoor sun screening systems	3 years	Canvas/fabric is excluded	
25	Interior doors (warping)	2 years		
26	Bathroom taps Ceramic taps	3 years 5 years		
27	Videophone system Doorbell system	0.5 years 3 years		
28	Domotics	2 years		
29	Natural stone thresholds and plinth blocks	10 years	Colour differences excluded	
30	Insulation	10 years		Energy Performance of Buildings conditions
31	Steel structure	10 years		Depending on use/specification of functionality
32	Impermeable floors	10 years	Guarantee period for joint seals 6 years	
33	Baked coatings	6 years		
34	Hot-dip galvanization	6 years		
35	Rising damp	10 years		No change to groundwater level measured at time of design
36	Floor hatches etc.	10 years		
37	Chimneys and grates	6 years	Discolourations	

Article 2 Additional conditions

The following additional conditions apply to extended guarantee periods in respect of the Defects Warranty:

- The extended guarantee periods are applied only if the Defects Warranty is given to a party that is not a consumer (non-consumer party).
- The non-consumer party must have a 10-year Insurer-approved maintenance plan in place for the plan to which the extended guarantee periods apply.
- The extended guarantee periods apply only if the Contractor has the required product guarantees and maintenance specifications from subcontractors and/or suppliers at its disposal.