Inspire
BUILD GUARANTEE

EXCLUSIVE TO INSPIRE HOMES

INSPIRE BUILD GUARANTEE

Build first. Pay as we progress.

Built to last. Backed for the long run.
Deposit. Completion. Aftercare: three stages of protection.

ISSUED BY INSPIRE BUILD GUARANTEE LIMITED

Aftercare by Stamford building warranty insurance, issued on behalf of certain underwriters at Lloyd's of London. Terms and conditions apply.

Deposit. Completion. Aftercare.

These are the three stages banks and buyers look at when they judge the risk of a new build. The Inspire Build Guarantee addresses each one: a straightforward payment structure, a defined completion promise, and long-term protection for your home.

01

STAGE 1

Deposit

Nothing to pay upfront

**ZERO DEPOSIT.
ZERO PRE-CONSTRUCTION PAYMENTS.**

Your first payment is due only after the first agreed construction milestone has been substantially completed.

02

STAGE 2

Completion

A guarantee to complete

NO 10% OR 20% CONTRACT-PERCENTAGE CAP

If a qualifying builder default prevents completion, our contractual guarantee arranges and funds completion of your home through to council sign-off, with no 10% or 20% cap and no dollar limit. Provided you have paid only what was properly due, you keep paying only your remaining milestone amounts. Holding costs such as rent are not covered.

03

STAGE 3

Aftercare

10 years, insurance-backed

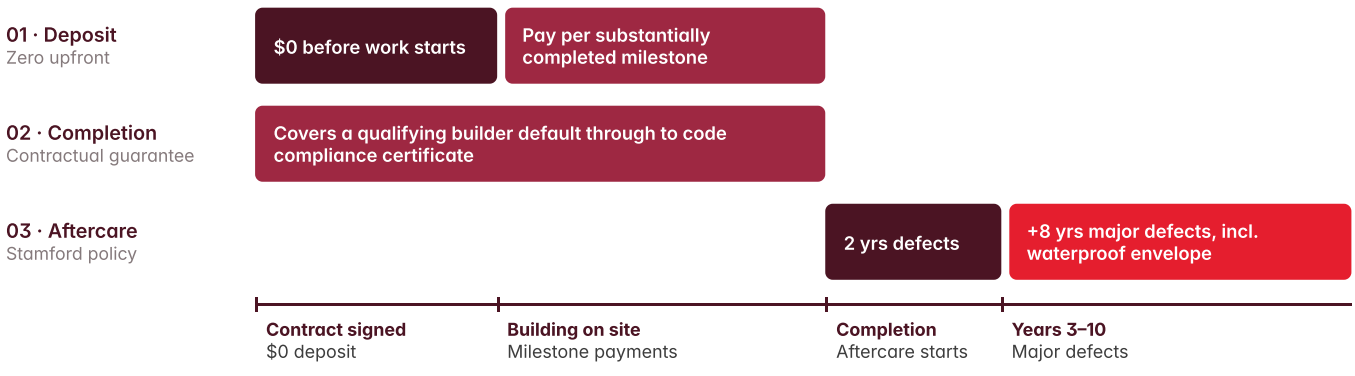
STAMFORD BUILDING WARRANTY INSURANCE · LLOYD'S OF LONDON

Your home is protected by Stamford building warranty insurance, your defects warranty, issued on behalf of certain underwriters at Lloyd's of London. It provides two years of defects protection and a further eight years for major defects, including the waterproof envelope.

Premium included in your build price. Two years from practical completion, then eight more. Subject to Stamford's acceptance. **See page 04.**

Where each stage sits in your build

The timing and terms for your home are set by your signed contract, guarantee certificate and Stamford policy.



Build first. Pay as we progress.

No deposit at all means no deposit-loss exposure to the builder before construction. Progress payments are linked to substantially completed, objectively defined milestones.

$0

to the builder before physical construction starts on your site.

$0	Deposit
$0	Design fee
$0	Consent fee
$0	Procurement payment

No pre-construction charge may be relabelled to get around this promise.

Then you pay stage by stage

Example stages — your signed contract sets the actual milestone schedule.

01	Foundations and slab
02	Framing
03	Roof and exterior enclosure
04	Rough-in services
05	Linings
06	Kitchens and wet areas
07	**Final practical completion**

What "substantially completed" means. A stage is complete when its listed work is finished in all material respects. A minor unfinished item does not automatically delay payment for an otherwise completed stage — and your rights under the Construction Contracts Act 2002 are unaffected.

If the builder can't finish

The guarantee is designed for serious builder failure, such as liquidation, receivership or abandonment, not an ordinary dispute or a short delay.

You notify
Within 30 days, in writing, quoting your certificate number. Acknowledged within 5 working days.

Independent check
An independent assessor and quantity surveyor verify the default and remaining work.

Decision
A written decision with reasons within 20 working days of a complete claim (extendable by up to 10, with reasons).

Your home is completed
A licensed replacement builder, contracting directly with you, appointed within 60 working days of acceptance.

You keep paying your remaining milestone amounts into a trust account for your home, used to pay the replacement builder as each stage is completed. The guarantor pays anything above your contract price, with no cap. Provided you have paid only what was properly due, you won't pay more than your contract price. Upgrades and holding costs such as rent or extra interest are not covered.

STAGE 3 · AFTERCARE

10 years of insurance-backed aftercare, with Stamford and Lloyd's of London.

Stamford building warranty insurance is your defects warranty, issued on behalf of certain underwriters at Lloyd's of London, with the premium included in your build price. It covers your home from practical completion, including failure of products and materials, not just workmanship. The Inspire Build Guarantee sits alongside it as extra protection for getting your home finished.

STAMFORD INSURANCE · ISSUED ON BEHALF OF CERTAIN UNDERWRITERS AT LLOYD'S



All defects
Two years from practical completion

Major defects
A further eight years, including waterproof-envelope failure

YEARS 1–2

Inspire Aftercare first

Contact Inspire Aftercare about any defect and we'll put it right. If it isn't resolved, Stamford steps in.

YEARS 3–10

Claim with Stamford

Stamford's published process provides direct claims for major defects, including failure of the waterproof envelope.

SEPARATE COVER

Its own policy

Aftercare is a separate insurance contract with its own wording. It sits alongside the completion guarantee, not inside it. No double recovery is permitted.

Why banks and buyers look for it

Aftercare is the third risk lenders and buyers weigh up: what happens if something goes wrong after you move in. An insurance policy from a specialist insurer gives that stage its own backing, separate from the builder.

What your issued policy will set out

- Policy wording
- Certificate
- Exclusions
- Excess
- Coverage limits
- Start date
- Insured entity
- Insurer identity

Stamford building warranty insurance is issued on behalf of certain underwriters at Lloyd's of London. Arthur J Gallagher & Co (NZ) Ltd trading as Stamford Insurance is a Lloyd's coverholder for underwriters led by SCOR Managing Agency Ltd (Syndicate 2015); Lloyd's is rated A+ (Superior) by AM Best. Cover runs from practical completion, and the policy is issued once the code compliance certificate is provided. It is subject to Stamford accepting your home; if it does not, we will arrange equivalent insurance from another insurer, at our cost, for your approval, or tell you in writing if none can reasonably be obtained. During construction the builder keeps contract works insurance, which covers damage to the works such as fire or storm, not defective workmanship. Cover for your home is provided under the policy issued for it, following Stamford underwriting acceptance and premium payment, and according to its terms, including exclusions, excesses and limits. The policy is separate from, and not enlarged by, the Inspire Build Guarantee.

Built to last. Backed for the long run.

Every Inspire home comes with four layers of protection. Each one has a different job, and together they cover you from the first dig to year ten.

4	**Inspire Aftercare** Inspire Homes · after you move in	Your first call for anything that needs attention once you've settled in. If something isn't right, we fix it.
3	**Stamford 10-year warranty** Certain underwriters at Lloyd's · from practical completion	All defects for two years, then major defects, including the waterproof envelope, for eight more. Covers failure of products and materials, not just workmanship.
2	**Inspire Build Guarantee** Inspire Build Guarantee Limited · during the build	$0 deposit. Pay only as stages are completed. If the builder can't finish, your home is completed and signed off, with no cap.
1	**Your rights under the law** Building Act 2004 · every new home	A 12-month defect repair period, and implied warranties for up to 10 years that the work is done properly, with suitable materials, to the Building Code.

The foundation: New Zealand law applies to every home. Each layer above adds to it and never replaces it.

FOR BROKERS AND LENDERS

Bank and broker friendly

- **No deposit at risk.** Nothing is paid to the builder before construction starts.
- **Milestone drawdowns.** Pay only for substantially completed stages; certification can be shared with the lender.
- **The lender is in the loop.** Named on the certificate, told of any default or claim, and able to make a missed payment.
- **Security for the lender.** The guarantee can be assigned to the lender as security.
- **Completion continues.** If drawdowns pause after a default, the guarantor bridges payments to the new builder.
- **Verification on request.** A financial security statement for lenders and solicitors.

Each lender applies its own lending policies. No lender approval is implied.

IN SIMPLE TERMS

What you get

- A 12-month defect repair period and implied warranties under the Building Act.
- $0 deposit, then pay as each stage is substantially complete.
- If the builder fails, your home is finished and signed off, with no cap.
- No more than your contract price for the agreed work, if you've paid only what was due.
- Inspire Aftercare as your first call after you move in.
- Stamford insures all defects for 2 years from practical completion, then major defects for 8 more.
- The guarantee and Stamford premium are included in your build price.
- Everything is set out in the terms (v1.3), your certificate and your Stamford policy.

How does Inspire compare?

Published non-completion protection limits for selected New Zealand products. Halo and Builtin checked online 29 October 2026; Master Build from its supplied guarantee booklet.

PROVIDER	NON-COMPLETION PROTECTION	DEPOSIT / AFTERCARE DISTINCTION
Master Build	Lesser of 20% of contract or $500,000	Deposit cover and separate defects benefits; terms apply
Halo	Lesser of 10% of contract or $250,000	Optional pre-completion protection; terms apply
Builtin	Up to 10% of contract, max $100,000	Deposit and completion only; no post-completion defects
Inspire Build Guarantee	**No percentage cap and no dollar limit on eligible completion cost**	Zero upfront payments; 10-year Stamford defects warranty (on behalf of certain underwriters at Lloyd's, subject to acceptance), included in build price

The limits are not directly comparable with the legal or financial backing of a related-party contractual guarantee.

Why we created our own guarantee

We wanted every Inspire client to have protection that goes further than the industry standard: no deposit at risk, completion with no cap, and aftercare backed by independent insurance. Responsibility stays directly with Inspire.

Your guarantee is given by Inspire Build Guarantee Limited, a separate company set up to stand behind Inspire Homes builds, with no deposit and no cap. If an Inspire Homes builder were ever unable to finish, the guarantor remains in place to complete your home. Aftercare is insured separately by Stamford.

For lenders and solicitors: a financial security verification statement is available on request.

WHO STANDS BEHIND THE GUARANTEE

Inspire Build Guarantee Limited is a separate company and a related-party guarantor within the Inspire group. It is not a bank or independent insurer.

It is backed by a guarantee of up to $2.5m from Inspire Property Management Limited, secured by a registered general security agreement. This is not a per-home limit and does not cap what the guarantee pays. The guarantee has no cap, but its ability to pay depends on the guarantor's own resources and this security.

IMPORTANT INFORMATION

This brochure is a summary only. All protections are subject to your building contract, the Inspire Build Guarantee terms and certificate, and the Stamford policy issued for your home, including their exclusions and limits.

The guarantee is given by Inspire Build Guarantee Limited and is available exclusively for homes built by Inspire Homes.

SOURCES

- Master Build: supplied "Your Master Build 10-Year Guarantee" booklet (v7, March 2022).
- Halo: halo.nz/deposit-non-completion-cover/
- Builtin: builtininsurance.co.nz/builders-guarantees/
- Stamford: stamfordinsurance.co.nz/about-us/ and /home-owner/
- Competitor terms may change; re-check against current documents before relying on this comparison.

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Talk to us about the Inspire Build Guarantee

Included in your build price, exclusively for homes built by Inspire Homes.
Your Inspire Homes consultant or broker can take you through the full terms.