

AH-25

French Roofing Services Limited
Unit 11a Warmalake Business
Estate
Sutton Valence
Maidstone
Kent
ME17 3LQ

21st November 2018

Warranty Number: 53170

Building Address: Knightswood, Tunbridge Wells, Kent TN2 3UW - block K main flat

Client: Property Owner

Roofing Contractor: French Roofing Services

Roof Area: 115m²

Liquid Waterproofing System: AH-25 Liquid Waterproofing

Material delivery date: 4th January 2018

Duration: 25years

THE WARRANTY

The Warranty covers the products set out in the SIG Agreement and Application for Warranty (the "**Agreement**") document reference number A8118 the "**Product(s)**").

SIG Design & Technology ("**SIG**"), warrants to the Client that the Products supplied under the Agreement will, for the warranty period, when incorporated within any system which is compliant with the suppliers' guidelines for processing and installation, remain water impervious and not perforate due to manufacturing defects and if, within the warranty period, the Products do not comply with the Warranty, SIG will repair, or, at its option, pay the reasonable cost of replacement of the Products.



CONDITIONS OF THE WARRANTY

Warranty Number 53170

1.1 This Warranty is subject to and conditional upon the following terms and conditions:-

1.1.1 This Warranty does not cover and SIG shall not be liable for liability, damage or defects resulting from:-

- (a) any losses which were not foreseeable at the time the Warranty was given and, in the case of use in course of a business, trade or profession, any consequential, economic or indirect losses;
- (b) improper storage, handling or installation of a Product (including, without limitation, failure of the Product to be installed in strict compliance with any relevant standards, good industry practice or any guidelines issued by the manufacturer and/or SIG) or improper installation of other accessories;
- (c) repair or alteration of the installed Product, unless all works are undertaken in accordance with the manufacturer's requirements and/or any guidelines issued by SIG;
- (d) settlement or structural movement and/or movement of materials to which the Product is attached;
- (e) incorrect design of the structure to which the Product is attached;
- (f) acts of God, including, hurricane, tornadoes, floods, lightening, storms, earthquakes or other severe and/or abnormal weather or natural phenomena;
- (g) airborne pollutants, such as acid rain;
- (h) efflorescence or performance of paint or coatings applied to the Product at any time, or lack thereof;
- (i) any cause not attributable to manufacturing defects, including, without limitation, neglect, abuse or misuse by the installer or the owner of the Product;
- (j) any deformation affecting the aesthetic, including, but not limited to, discoloration of the Product or other cosmetic defects or any other defects in the Product not damaging its waterproofing integrity, other than a manufacturing defect which results in perforation;
- (k) any defects in the Products caused by excess moisture in a previous or existing roofing system (including insulation and/or associated structure) on refurbishment projects;
- (l) any damage to or defects in the Product resulting from issues or considerations which should have been made apparent by the Client during the design process; and
- (m) any matter for which the Client is insured under a contract of insurance or for which a prudent occupier should maintain a policy of insurance.

2. SIG's total liability to the Client under this Warranty shall not exceed the cost of the repair or replacement of the Products except in the case of non-business purchases in which case SIG does not limit its liability for any loss or damage caused by defects in the Products resulting from SIG's negligence.

3. All Products delivered and invoiced have been paid for in full.

4. The Products have been installed by a Roofing Contractor authorised by SIG and strictly in accordance with the instructions of SIG and the Products have only been used for the purposes recommended or implied by any or each of the following: (a) any standard specifications set out in any applicable national standards and codes of practice, (b) SIG in it's relevant literature, (c) SIG issuing written specific recommendations.



Warranty Number 53170

5. If the Client wishes to make a claim under this Warranty then any defects in the Products must be notified (by telephone to the number set out below) to SIG within 48 hours of discovery and subsequent written confirmation must be sent to SIG (at the address set out below) within a further 48 hours and in any event not later than the expiry of the Warranty.
6. The Client shall maintain the roof to relevant British Standards, codes of practice and any manufacturers' recommendations. The 25 year Warranty Period will only remain valid (irrespective of when any defect occurs) if roof inspections are carried out on instruction of the client at intervals of no more than 5 years, with the first inspection being before the fifth anniversary of the date of supply of the Products. Inspections must be carried out by SIG at the cost of the Client. Failure to comply with these inspection obligations shall limit the period of the Warranty to no more than 15 years.
7. SIG must be given the opportunity to access and inspect any defective Products before any repairs or remedial works are carried out by an approved contractor.
8. The Client may assign the benefits of this Warranty (subject to all its terms) to any subsequent owner of the building on which the Products are fitted, providing such assignment is in writing and subject to obtaining SIG's prior consent to such assignment.
9. In the case of non-business purchases, this Warranty is in addition to, and in no way affects, the Client's statutory rights relating to faulty or misdescribed goods or services.
10. If the Client has purchased the Products acting in the course of its business, trade or profession, then this Warranty is in place of and to the extent permitted by law replaces and excludes all other warranties and conditions whether express or implied by common law, statutory or otherwise.
11. The parties do not intend that any of the terms of this Warranty shall be enforceable by virtue of the Contract (Right of Third Parties) Act 1999 by any person not a party to it.
12. This Warranty shall be construed in accordance with English law and the parties hereby submit to the exclusive jurisdiction of the English courts save that non-business purchasers in the Republic of Ireland, Northern Ireland and Scotland shall be entitled to enforce their rights in the courts of their country of residence.
13. SIG Design & Technology is a Trading Name of SIG Trading Ltd, Hillsborough Works, Langsett Road, Sheffield, S6 2LW.

Neville Cosh

.....
Signed on behalf of
SIG Design and Technology

21st November 2018
Date:.....



General Guidance Note on Maintenance and Care

The roof is definitely one of the parts of the building that bears the greatest stress. Because you do not directly look at it very often, it is poorly neglected when it comes to maintenance and care.

This can not only lead to unwanted consequences for the functional integrity of a roof covering and waterproofing, but may eventually result in a particularly high financial burden for the building owner, which could have been prevented by due care, maintenance and refurbishment.

What conditions impact on the roof?

All materials, including roofing and waterproofing materials, are subject to natural ageing. However, roof areas are particularly exposed to weathering. Chemical and biological impacts from the environment, facilitated by dust and debris, which in turn promote growth of plants, mosses and other detrimental micro-organisms, may accelerate the process of natural ageing. Physical loads originating from the use of the building impose additional loads on the roof as a constructional component. Thus, simply forgetting about the pitched roof covering or the flat roof waterproofing once it has been installed will become very expensive and hazardous to the overall building fabric in the long run.

Therefore, by giving to a professional roofing contractor the maintenance and care of the roof you will ensure an extended life of your building.

What may threaten your roof?

Wind, vibrations and movements of the building structure may cause loosening of the roofing materials (tiles, slates, slabs, corrugated sheets, ballast).

Temperature changes (freeze-thaw-cycles in winter, thermal shock in other seasons of the year) corrode the surface as well as the substance of the material, possibly causing cracks and fractures. Mortar becomes brittle.

This facilitates the intrusion of water, ice, debris and flying seeds as well as metal corrosion, which in turn accelerates the destruction process.

Obstructing leaves can result in ponding water areas which can turn into slip or wind hazard.

The water-tightness of flashings at roof penetrations, built-in details and adjacent building structures as well as of roof edge trims will be impaired, as will the seam tightness of the membranes installed on the roof area and over movement joints.

From regular inspections to maintenance and care

The roof covering and waterproofing with all its components should be checked at regular intervals. An expert opinion on the condition of the roof is recommended.

An inspection and maintenance contract with a roofing company is the best solution to this issue.

In particular, the following works should always be carried out:

- Cleaning the gutters and down pipes as well as other drainage components such as rainwater outlets on the roof
- Removal of rough debris from the roof area and from corners and edges in particular
- Cleaning of bulk gravel, in particular, from growing plants and rough debris
- Checking flashings and trims and built-in details
- Paint coating of metal parts
- Replacing damaged roofing material
- Care of roofing membrane surface protection
- Repairing brittle mortar and the like
- Checking wooden parts for pests and decay
- Inspecting the seams on the flat roof
- Inspecting and cleaning roof lights and other lighting elements
- Visual control of running boards, roof hooks, snow guards and other built-in details

How is it affecting your SIG Design & Technology Warranty? The building owner is obliged to ensure roof maintenance and care also during the Warranty period for construction works. Failure to do so puts potential Warranty claims at risk.

In case of 20 year Warranty, SIG Design & Technology must have copy of the signed Maintenance Contract and of each inspection report issued by the Roofing Contractor in accordance with the Maintenance Contract.

Repairs and maintenance must be undertaken by a qualified operative in accordance with the manufacturer recommendations, code of good practice and national standards.

Recommended Maintenance Contract

Maintenance Contract = Security for your flat roof

- regular inspections
- longer roof life expectancy
- damage prevention
- better asset preservation
- contractual agreement
- security for years to come

Additional information concerning the Maintenance Contract for flat roofs:

SIG Design & Technology have provided this example Maintenance Contract as a guide to the maintenance services that we would expect to be carried out.

If the Roofing Contractor and the Client decide to use and enter into this Maintenance Contract each party should ensure that they fully review and understand its terms before signature. This Maintenance Contract only covers commercial issues such as the maintenance services to be performed; it does not address legal issues such as limits or exclusions of liability or rights of termination and the parties should take separate and independent legal advice in respect of these issues.

The Maintenance Contract is entered into between the Roofing Contractor and the Client and SIG Design & Technology shall bear no liability whatsoever to either party in connection with the use of the Maintenance Contract.

SIG Design & Technology, Shepshed, March 2009 (SIG Design & Technology is a Trading Name of SIG Trading Ltd, Hillsborough Works, Langsett Road, Sheffield, S6 2 LW)



MaintenanceContract

- Flat Roof-

This MaintenanceContract is entered into on _____

between the Client _____ of _____; and

the Roofing Contractor _____ of _____

§ 1 – Introduction

Roof areas are in particular exposed to weathering. UV and IR radiation cause ageing. Dust and debris lead to incrustation and may obstruct drainage elements. Flying seeds may produce plants. Specific chemical environmental loads may be detrimental to the roof covering. Through professional maintenance the Client may control the risks arising from these loads, from damage of the supporting structure and from natural ageing of the construction materials.

§ 2 – Area to be maintained

Maintenance shall include the following roof areas: _____

Approx. size in m²: _____

Year of construction: _____

§ 3 – Times of Maintenance

A roof area survey is carried out every calendar year:

- " once in spring; and
- " for a second time in autumn
- Pleaetick as applicable -

During the survey(s) the roof waterproofing will be checked for any defects or damage

§ 4 – Cost of Maintenance

A flat rate of £ _____ /m² in total £ _____ plus VAT is due for every maintenance service.

§ 5 – Maintenance Services

The flat-rate maintenance includes the following works:

- Cleaning the gutters and downpipes as well as other drainage components such as rainwater outlets on the roof etc.
- Removal of obstructing debris from the roof area and from corners and edges
- Removal of plants
- Visual check of water tightness, in particular, at flashings and trims
- Visual check of the mechanical strength of profiles, ventilation elements, roof lights, trims etc.

Furthermore, the flat-rate maintenance includes smaller repair works such as:

- Rewelding or rebonding seam areas.
- Care of surface protection
- Tightening of profile fixings, mechanical roof light elements etc.
- Repair of small leaks with permanently elastic synthetic materials or by other suitable measures

Smaller repair works included in the flat-rate maintenance must not take longer than three hours.

Date _____

Client's signature _____

§ 6 – Report and Works

After the roof survey, the Roofing Contractor shall provide the Client a short maintenance protocol as well as a status report on the necessary and recommended repair works not included in the flat-rate maintenance.

The Roofing Contractor shall provide the Client with a cost estimate including a list of the works to be carried out. The Roofing Contractor shall, upon the request of and after prior consultation with the Client, carry out these works as soon as reasonably possible. If these works are to be carried out on an hourly rate basis, the parties have agreed upon the following wage rates per hour:

Skilled operatives:	£ _____
Semi-skilled operatives:	£ _____
Labourer:	£ _____
Travel expenses flat rate up to 50 km:	£ _____
Rates for additional distance	£ _____

The indicated prices do not include VAT

§ 7 – Term

This Maintenance Contract shall commence on the date set out above and shall be valid until _____.

§ 8 – Variation

Any changes to this Maintenance Contract must be made in writing and signed by both parties

§ 9 – Assignment

Neither party shall be entitled to assign the benefit of this Contract without the prior written consent of the other party.

§ 10 – Severance

If this Maintenance Contract shall be or become void in whole or in part, the other provisions shall remain valid and enforceable and the void provisions shall, where appropriate, be replaced by other provisions corresponding as closely as possible with the void provisions.

§ 11 – Third Party Rights

A person who is not a party to this Maintenance Contract (a "third party") shall have no rights pursuant to the Contracts (Rights of Third Parties) Act 1999 (the "Act") to enforce any of the terms of this Maintenance Contract.

§ 12 – Governing Law

The parties agree that any disputes arising or in any way connected with the subject matter of this Maintenance Contract (whether of a contractual or tortious nature or otherwise) shall be subject to the laws of England..

Date _____

Roofing Contractor's signature _____

AH-25

French Roofing Services Limited
Unit 11a Warmalake Business Estate
Sutton Valence
Maidstone
Kent
ME17 3LQ

21st November 2018

Warranty Number: 53171

Building Address: Knightswood, Tunbridge Wells, Kent TN2 3UW -
block K apartment 11 Balcony

Client: Property Owner

Roofing Contractor: French Roofing Services

Roof Area: 7m²

Liquid Waterproofing System: AH-25 Liquid Waterproofing

Material delivery date: 15th February 2018

Duration: 25years

THE WARRANTY

The Warranty covers the products set out in the SIG Agreement and Application for Warranty (the "**Agreement**") document reference number A8117 the "**Product(s)**"). SIG Design & Technology ("**SIG**"), warrants to the Client that the Products supplied under the Agreement will, for the warranty period, when incorporated within any system which is compliant with the suppliers' guidelines for processing and installation, remain water impervious and not perforate due to manufacturing defects and if, within the warranty period, the Products do not comply with the Warranty, SIG will repair, or, at its option, pay the reasonable cost of replacement of the Products.



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Warranty Number 53171

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- (a) any losses which were not foreseeable at the time the Warranty was given and, in the case of use in course of a business, trade or profession, any consequential, economic or indirect losses;
- (b) improper storage, handling or installation of a Product (including, without limitation, failure of the Product to be installed in strict compliance with any relevant standards, good industry practice or any guidelines issued by the manufacturer and/or SIG) or improper installation of other accessories;
- (c) repair or alteration of the installed Product, unless all works are undertaken in accordance with the manufacturer's requirements and/or any guidelines issued by SIG;
- (d) settlement or structural movement and/or movement of materials to which the Product is attached;
- (e) incorrect design of the structure to which the Product is attached;
- (f) acts of God, including, hurricane, tornadoes, floods, lightening, storms, earthquakes or other severe and/or abnormal weather or natural phenomena;
- (g) airborne pollutants, such as acid rain;
- (h) efflorescence or performance of paint or coatings applied to the Product at any time, or lack thereof;
- (i) any cause not attributable to manufacturing defects, including, without limitation, neglect, abuse or misuse by the installer or the owner of the Product;
- (j) any deformation affecting the aesthetic, including, but not limited to, discoloration of the Product or other cosmetic defects or any other defects in the Product not damaging its waterproofing integrity, other than a manufacturing defect which results in perforation;
- (k) any defects in the Products caused by excess moisture in a previous or existing roofing system (including insulation and/or associated structure) on refurbishment projects;
- (l) any damage to or defects in the Product resulting from issues or considerations which should have been made apparent by the Client during the design process; and
- (m) any matter for which the Client is insured under a contract of insurance or for which a prudent occupier should maintain a policy of insurance.

2. SIG's total liability to the Client under this Warranty shall not exceed the cost of the repair or replacement of the Products except in the case of non-business purchases in which case SIG does not limit its liability for any loss or damage caused by defects in the Products resulting from SIG's negligence.

3. All Products delivered and invoiced have been paid for in full.

4. The Products have been installed by a Roofing Contractor authorised by SIG and strictly in accordance with the instructions of SIG and the Products have only been used for the purposes recommended or implied by any or each of the following: (a) any standard specifications set out in any applicable national standards and codes of practice, (b) SIG in its relevant literature, (c) SIG issuing written specific recommendations.



Warranty Number 53171

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Neville Cosh

Signed on behalf of
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21st November 2018

Date:.....



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This facilitates the intrusion of water, ice, debris and flying seeds as well as metal corrosion, which in turn accelerates the destruction process.

Obstructing leaves can result in ponding water areas which can turn into slip or wind hazard.

The water-tightness of flashings at roof penetrations, built-in details and adjacent building structures as well as of roof edge trims will be impaired, as will the seam tightness of the membranes installed on the roof area and over movement joints.

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- Cleaning of bulk gravel, in particular, from growing plants and rough debris
- Checking flashings and trims and built-in details
- Paint coating of metal parts
- Replacing damaged roofing material
- Care of roofing membrane surface protection
- Repairing brittle mortar and the like
- Checking wooden parts for pests and decay
- Inspecting the seams on the flat roof
- Inspecting and cleaning roof lights and other lighting elements
- Visual control of running boards, roof hooks, snow guards and other built-in details

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Recommended Maintenance Contract

Maintenance Contract = Security for your flat roof

- regular inspections
- longer roof life expectancy
- damage prevention
- better asset preservation
- contractual agreement
- security for years to come

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Maintenance Contract

- Flat Roof -

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between the Client _____ of _____; and

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§ 1 – Introduction

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Approx. size in m²: _____

Year of construction: _____

§ 3 – Times of Maintenance

A roof area survey is carried out every calendar year:

" once in spring; and

" for a second time in autumn

- Please tick as applicable -

During the survey(s) the roof waterproofing will be checked for any defects or damage

§ 4 – Cost of Maintenance

A flat rate of £ _____ /m² in total £ _____ plus VAT is due for every maintenance service.

§ 5 – Maintenance Services

The flat-rate maintenance includes the following works:

Cleaning the gutters and downpipes as well as other drainage components such as rainwater outlets on the roof etc.

Removal of obstructing debris from the roof area and from corners and edges

Removal of plants

Visual check of water tightness, in particular, at flashings and trims

Visual check of the mechanical strength of profiles, ventilation elements, roof lights, trims etc.

Furthermore, the flat-rate maintenance includes smaller repair works such as:

Rewelding or rebonding seam areas.

Care of surface protection

Tightening of profile fixings, mechanical roof light elements etc.

Repair of small leaks with permanently elastic synthetic materials or by other suitable measures

Smaller repair works included in the flat-rate maintenance must not take longer than three hours.

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Skilled operatives: £ _____

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Labourer: £ _____

Travel expenses flat rate up to 50 km: £ _____

Rates for additional distance £ _____

The indicated prices do not include VAT

§ 7 – Term

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§ 8 – Variation

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§ 9 – Assignment

Neither party shall be entitled to assign the benefit of this Contract without the prior written consent of the other party.

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Date _____

Roofing Contractor's signature _____

AH-25

French Roofing Services Limited
Unit 11a Warmalake Business Estate
Sutton Valence
Maidstone
Kent
ME17 3LQ

21st November 2018

Warranty Number: 53172

Building Address: Knightswood, Tunbridge Wells, Kent TN2 3UW
- block K apartment 12 Balcony

Client: Property Owner

Roofing Contractor: French Roofing Services

Roof Area: 7m²

Liquid Waterproofing System: AH-25 Liquid Waterproofing

Material delivery date: 15th February 2018

Duration: 25years

THE WARRANTY

The Warranty covers the products set out in the SIG Agreement and Application for Warranty (the "**Agreement**") document reference number A8119 the "**Product(s)**").

SIG Design & Technology ("**SIG**"), warrants to the Client that the Products supplied under the Agreement will, for the warranty period, when incorporated within any system which is compliant with the suppliers' guidelines for processing and installation, remain water impervious and not perforate due to manufacturing defects and if, within the warranty period, the Products do not comply with the Warranty, SIG will repair, or, at its option, pay the reasonable cost of replacement of the Products.



CONDITIONS OF THE WARRANTY

Warranty Number 53172

- 1.1 This Warranty is subject to and conditional upon the following terms and conditions:-
- 1.1.1 This Warranty does not cover and SIG shall not be liable for liability, damage or defects resulting from:-
- (a) any losses which were not foreseeable at the time the Warranty was given and, in the case of use in course of a business, trade or profession, any consequential, economic or indirect losses;
 - (b) improper storage, handling or installation of a Product (including, without limitation, failure of the Product to be installed in strict compliance with any relevant standards, good industry practice or any guidelines issued by the manufacturer and/or SIG) or improper installation of other accessories;
 - (c) repair or alteration of the installed Product, unless all works are undertaken in accordance with the manufacturer's requirements and/or any guidelines issued by SIG;
 - (d) settlement or structural movement and/or movement of materials to which the Product is attached;
 - (e) incorrect design of the structure to which the Product is attached;
 - (f) acts of God, including, hurricane, tornadoes, floods, lightening, storms, earthquakes or other severe and/or abnormal weather or natural phenomena;
 - (g) airborne pollutants, such as acid rain;
 - (h) efflorescence or performance of paint or coatings applied to the Product at any time, or lack thereof;
 - (i) any cause not attributable to manufacturing defects, including, without limitation, neglect, abuse or misuse by the installer or the owner of the Product;
 - (j) any deformation affecting the aesthetic, including, but not limited to, discoloration of the Product or other cosmetic defects or any other defects in the Product not damaging its waterproofing integrity, other than a manufacturing defect which results in perforation;
 - (k) any defects in the Products caused by excess moisture in a previous or existing roofing system (including insulation and/or associated structure) on refurbishment projects;
 - (l) any damage to or defects in the Product resulting from issues or considerations which should have been made apparent by the Client during the design process; and
 - (m) any matter for which the Client is insured under a contract of insurance or for which a prudent occupier should maintain a policy of insurance.
2. SIG's total liability to the Client under this Warranty shall not exceed the cost of the repair or replacement of the Products except in the case of non-business purchases in which case SIG does not limit its liability for any loss or damage caused by defects in the Products resulting from SIG's negligence.
3. All Products delivered and invoiced have been paid for in full.
4. The Products have been installed by a Roofing Contractor authorised by SIG and strictly in accordance with the instructions of SIG and the Products have only been used for the purposes recommended or implied by any or each of the following: (a) any standard specifications set out in any applicable national standards and codes of practice, (b) SIG in its relevant literature, (c) SIG issuing written specific recommendations.



Warranty Number 53172

5. If the Client wishes to make a claim under this Warranty then any defects in the Products must be notified (by telephone to the number set out below) to SIG within 48 hours of discovery and subsequent written confirmation must be sent to SIG (at the address set out below) within a further 48 hours and in any event not later than the expiry of the Warranty.
6. The Client shall maintain the roof to relevant British Standards, codes of practice and any manufacturers' recommendations. The 25 year Warranty Period will only remain valid (irrespective of when any defect occurs) if roof inspections are carried out on instruction of the client at intervals of no more than 5 years, with the first inspection being before the fifth anniversary of the date of supply of the Products. Inspections must be carried out by SIG at the cost of the Client. Failure to comply with these inspection obligations shall limit the period of the Warranty to no more than 15 years.
7. SIG must be given the opportunity to access and inspect any defective Products before any repairs or remedial works are carried out by an approved contractor.
8. The Client may assign the benefits of this Warranty (subject to all its terms) to any subsequent owner of the building on which the Products are fitted, providing such assignment is in writing and subject to obtaining SIG's prior consent to such assignment.
9. In the case of non-business purchases, this Warranty is in addition to, and in no way affects, the Client's statutory rights relating to faulty or misdescribed goods or services.
10. If the Client has purchased the Products acting in the course of its business, trade or profession, then this Warranty is in place of and to the extent permitted by law replaces and excludes all other warranties and conditions whether express or implied by common law, statutory or otherwise.
11. The parties do not intend that any of the terms of this Warranty shall be enforceable by virtue of the Contract (Right of Third Parties) Act 1999 by any person not a party to it.
12. This Warranty shall be construed in accordance with English law and the parties hereby submit to the exclusive jurisdiction of the English courts save that non-business purchasers in the Republic of Ireland, Northern Ireland and Scotland shall be entitled to enforce their rights in the courts of their country of residence.
13. SIG Design & Technology is a Trading Name of SIG Trading Ltd, Hillsborough Works, Langsett Road, Sheffield, S6 2LW.

Neville Cook

.....
Signed on behalf of
SIG Design and Technology

21st November 2018
Date:.....



General Guidance Note on Maintenance and Care

The roof is definitely one of the parts of the building that bears the greatest stress. Because you do not directly look at it very often, it is poorly neglected when it comes to maintenance and care.

This can not only lead to unwanted consequences for the functional integrity of a roof covering and waterproofing, but may eventually result in a particularly high financial burden for the building owner, which could have been prevented by due care, maintenance and refurbishment.

What conditions impact on the roof?

All materials, including roofing and waterproofing materials, are subject to natural ageing. However, roof areas are particularly exposed to weathering. Chemical and biological impacts from the environment, facilitated by dust and debris, which in turn promote growth of plants, mosses and other detrimental micro-organisms, may accelerate the process of natural ageing. Physical loads originating from the use of the building impose additional loads on the roof as a constructional component. Thus, simply forgetting about the pitched roof covering or the flat roof waterproofing once it has been installed will become very expensive and hazardous to the overall building fabric in the long run.

Therefore, by giving to a professional roofing contractor the maintenance and care of the roof you will ensure an extended life of your building.

What may threaten your roof?

Wind, vibrations and movements of the building structure may cause loosening of the roofing materials (tiles, slates, slabs, corrugated sheets, ballast).

Temperature changes (freeze-thaw-cycles in winter, thermal shock in other seasons of the year) corrode the surface as well as the substance of the material, possibly causing cracks and fractures. Mortar becomes brittle.

This facilitates the intrusion of water, ice, debris and flying seeds as well as metal corrosion, which in turn accelerates the destruction process.

Obstructing leaves can result in ponding water areas which can turn into slip or wind hazard.

The water-tightness of flashings at roof penetrations, built-in details and adjacent building structures as well as of roof edge trims will be impaired, as will the seam tightness of the membranes installed on the roof area and over movement joints.

From regular inspections to maintenance and care
The roof covering and waterproofing with all its components should be checked at regular intervals. An expert opinion on the condition of the roof is recommended.

An inspection and maintenance contract with a roofing company is the best solution to this issue.

In particular, the following works should always be carried out:
Cleaning the gutters and down pipes as well as other drainage components such as rainwater outlets on the roof
Removal of rough debris from the roof area and from corners and edges in particular
Cleaning of bulk gravel, in particular, from growing plants and rough debris
Checking flashings and trims and built-in details
Paint coating of metal parts
Replacing damaged roofing material
Care of roofing membrane surface protection
Repairing brittle mortar and the like
Checking wooden parts for pests and decay
Inspecting the seams on the flat roof
Inspecting and cleaning roof lights and other lighting elements
Visual control of running boards, roof hooks, snow guards and other built-in details

How is it affecting your SIG Design & Technology Warranty? The building owner is obliged to ensure roof maintenance and care also during the Warranty period for construction works. Failure to do so puts potential Warranty claims at risk.
In case of 20 year Warranty, SIG Design & Technology must have copy of the signed Maintenance Contract and of each inspection report issued by the Roofing Contractor in accordance with the Maintenance Contract.
Repairs and maintenance must be undertaken by a qualified operative in accordance with the manufacturer recommendations, code of good practice and national standards.

Recommended Maintenance Contract

Maintenance Contract = Security for your flat roof

- regular inspections
- longer roof life expectancy
- damage prevention
- better asset preservation
- contractual agreement
- security for years to come

Additional information concerning the Maintenance Contract for flat roofs:

SIG Design & Technology have provided this example Maintenance Contract as a guide to the maintenance services that we would expect to be carried out.

If the Roofing Contractor and the Client decide to use and enter into this Maintenance Contract each party should ensure that they fully review and understand its terms before signature. This Maintenance Contract only covers commercial issues such as the maintenance services to be performed; it does not address legal issues such as limits or exclusions of liability or rights of termination and the parties should take separate and independent legal advice in respect of these issues.

The Maintenance Contract is entered into between the Roofing Contractor and the Client and SIG Design & Technology shall bear no liability whatsoever to either party in connection with the use of the Maintenance Contract.

SIG Design & Technology, Shepshed, March 2009 (SIG Design & Technology is a Trading Name of SIG Trading Ltd, Hillsborough Works, Langsett Road, Sheffield, S6 2 LW)

MaintenanceContract

- Flat Roof-

This MaintenanceContract is entered into on _____

between the Client _____ of _____; and

the Roofing Contractor _____ of _____

§ 1 – Introduction

Roof areas are in particular exposed to weathering, UV and IR radiation causing ageing. Dust and debris lead to incrustation and may obstruct drainage elements. Flying seeds may produce plants. Specific chemical environmental loads may be detrimental to the roof covering. Through professional maintenance the Client may control the risks arising from these loads, from damage of the supporting structure and from natural ageing of the construction materials.

§ 2 – Area to be maintained

Maintenance shall include the following roof areas: _____

Approx. size in m²: _____

Year of construction: _____

§ 3 – Times of Maintenance

A roof area survey is carried out every calendar year:

" once in spring; and

" for a second time in autumn

- Please tick as applicable -

During the survey(s) the roof waterproofing will be checked for any defects or damage

§ 4 – Cost of Maintenance

A flat rate of £ _____/m² in total £ _____ plus VAT is due for every maintenance service.

§ 5 – Maintenance Services

The flat-rate maintenance includes the following works:

Cleaning the gutters and downpipes as well as other drainage components such as rainwater outlets on the roof etc.

Removal of obstructing debris from the roof area and from corners and edges

Removal of plants

Visual check of water tightness, in particular, at flashings and trims

Visual check of the mechanical strength of profiles, ventilation elements, roof lights, trims etc.

Furthermore, the flat-rate maintenance includes smaller repair works such as:

Rewelding or rebonding seam areas.

Care of surface protection

Tightening of profile fixings, mechanical roof light elements etc.

Repair of small leaks with permanently elastic synthetic materials or by other suitable measures

Smaller repair works included in the flat-rate maintenance must not take longer than three hours.

§ 6 – Report and Works

After the roof survey, the Roofing Contractor shall provide the Client a short maintenance protocol as well as a status report on the necessary and recommended repair works not included in the flat-rate maintenance.

The Roofing Contractor shall provide the Client with a cost estimate including a list of the works to be carried out. The Roofing Contractor shall, upon the request of and after prior consultation with the Client, carry out these works as soon as reasonably possible. If these works are to be carried out on an hourly rate basis, the parties have agreed upon the following wage rates per hour:

Skilled operatives: £ _____

Semi-skilled operatives: £ _____

Labourer: £ _____

Travel expenses flat rate up to 50 km: £ _____

Rates for additional distance £ _____

The indicated prices do not include VAT

§ 7 – Term

This Maintenance Contract shall commence on the date set out above and shall be valid until _____.

§ 8 – Variation

Any changes to this Maintenance Contract must be made in writing and signed by both parties

§ 9 – Assignment

Neither party shall be entitled to assign the benefit of this Contract without the prior written consent of the other party.

§ 10 – Severance

If this Maintenance Contract shall be or become void in whole or in part, the other provisions shall remain valid and enforceable and the void provisions shall, where appropriate, be replaced by other provisions corresponding as closely as possible with the void provisions.

§ 11 – Third Party Rights

A person who is not a party to this Maintenance Contract (a "third party") shall have no rights pursuant to the Contracts (Rights of Third Parties) Act 1999 (the "Act") to enforce any of the terms of this Maintenance Contract.

§ 12 – Governing Law

The parties agree that any disputes arising or in any way connected with the subject matter of this Maintenance Contract (whether of a contractual or tortious nature or otherwise) shall be subject to the laws of England..

Date _____

Client's signature _____

Date _____

Roofing Contractor's signature _____