

GUARANTEE

Extended Products - 25 Years

Guarantee Serial No:

Registered Contractor:

Main Contractor:

Customer:

Address of building subject to guarantee:

Roof Area: m²

Specification Ref: ("the Specification")

Suitable for: *Limited foot traffic/Foot traffic/Vehicular traffic/Roof Garden (*Delete as applicable)

Sarnafil products directly supplied and/or invoiced by Sika Limited, set out in the Application for Guarantee and/or the Sarnafil Field Installation Report dated [] and the Sarnafil Branded Products listed here ("the Materials"):

Date of Supply of the Materials:

"We, Sika Limited, guarantee to the Customer that if within 25 years of the Date of Supply of the Materials the Materials, or the Specification thereof, are proved to be defective, we will repair, or at our option, pay the reasonable cost of repair or replacement, subject to the limitations set out below."

This guarantee is subject to the following conditions:

1. Sika Limited's aggregate liability to the Customer under this Guarantee shall not exceed £500,000. Sika Limited accepts liability in respect of damage to the fabric of the roof covered by this Guarantee, however, Sika Limited shall have no liability to the Customer, whether in contract, tort, misrepresentation, under statute or otherwise, for: (a) any physical damage to the building or its contents (other than the fabric of the roof); (b) any direct or indirect: loss of profit, loss of revenue, loss of business, loss of goodwill or reputation, loss of feed in tariff or power generation; (c) any indirect, consequential or special loss. Sika Limited's liability shall not be excluded or limited for any matter for which it is not permitted by law to exclude or limit, or to attempt to exclude or limit, its liability.
2. The invoice(s) in respect of the Materials has/have been paid in full.
3. The Materials have been installed or laid by the Registered Contractor strictly in accordance with the instructions for Sarnafil or those of the other manufacturers of the Materials.
4. The Materials as recorded in the Sarnafil Field Installation Report referred to above, are used for the purpose and in a manner for which they were intended and with reference to the building's Humidity Classification, set out in the Specification.
5. Any defective Materials are reported in writing to Sika Limited, Watchmead, Welwyn Garden City, Hertfordshire, AL7 1BQ, as soon as the defect is, or should reasonably have been, discovered e.g. after adverse weather or an annual inspection.
6. The 25 years Guarantee period will only remain valid (irrespective of when any defect occurs) if roof inspections are carried out at intervals of not more than 5 years with the first inspection being before the fifth anniversary of the Date of Supply of the Materials. Failure to comply with this inspection obligation shall cause the period of this Guarantee to reduce to 15 years. Inspections must be carried out by the Sika Roofing Applications Department and any remedial works found necessary would need to be carried out by the Registered Contractor noted above (may be chargeable). Access for inspection is to be provided by the Customer.
7. The Materials have been maintained with reasonable care in accordance with the attached Maintenance Requirements.
8. This Guarantee is for the sole benefit of the Customer. It may be assigned no more than three times. Each assignment shall be effective on the date of written notice being given to Sika Limited, Watchmead, Welwyn Garden City, Hertfordshire, AL7 1BQ, provided that such notice states the full name and registered office and/or principal place of business/primary residence of the assignee.
9. The parties do not intend that any of the terms of this Guarantee shall be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person not a party to it.
10. The Sika Limited liability to the Customer for the period from the 20th anniversary of the Date of Supply of the Materials to the end of the guarantee is amortised over 30 years e.g. a successful claim in year 21 would be paid by Sika Limited at 9/30th of the claim, subject to the other terms of the guarantee.
11. This Guarantee shall be construed in accordance with English law and the parties hereby submit to the exclusive jurisdiction of the English courts.
12. The life to first maintenance of Sarnaplast mastic sealant is 10 years. The life to first maintenance of the Sarnafil Liquid Detailing System is 15 years.
13. The installation of a Photovoltaic system onto the Sarnafil membrane may invalidate the guarantee and therefore consultation with Sika Roofing Technical Services is strongly recommended prior to any installation.

Signed
For Sika Limited

Signed
For Registered Contractor

Signed
For Customer

Signed
For Principal Contractor

SIKA LIMITED
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Sarnafil®



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Maintenance Requirements

Maintenance of Sarnafil Roofing Systems

Sarnafil membranes provide maintenance free roofs which are unaffected by standing water, accumulations of dirt or normal airborne concentrations of chemicals. The only maintenance required is the usual good husbandry of cleaning rainwater outlets and inspection for evidence of physical damage from outside sources. It is strongly recommended that there is an annual inspection of the roof, plus in late Autumn if the roof is near trees, an additional clear up of leaves and cleaning of the roof, as necessary. It is a guarantee requirement that the roof is inspected for damage after adverse weather that may reasonably have been suspected to have caused building damage. It is also advisable to inspect after work is carried out on the roof by other trades.

Maintenance of Sarnafil Extended Products

The specific published maintenance requirements of each Sarnafil Branded Product must be followed for continuity of that product's guarantee within the system. The Building Owner must ensure that the Sarnafil Constant Force post fall arrest system (where applicable) is correctly maintained and inspected annually by an independent assessor and must not be used without such annual certification.

Product Information

The Material Safety Data Sheets (MSDS) for Sarnafil products are according to Regulation EC No 1907/2006 (REACH) and can be found at www.sarnafil.co.uk.

Cleaning

If required the membrane may be washed using a domestic detergent solution applied with soft brooms and rinsed well using fresh water. No other treatment is necessary.

Where a ballasted roof has been installed the ballast may accumulate dirt and algae growth. As commercial cleaners or fungicides may contain chemicals detrimental to Sarnafil products, their make up should be carefully checked against the appropriate Sarnafil membrane chemical compatibility chart before use. If in any doubt consult the Sika Roofing Technical Services Department (Tel: 01707 358500).

Chemical Spillages

On roofs where plant is installed chemical spillage is always a possibility. In the event of such an accident the area should be well washed down with a domestic detergent solution and flushed with fresh water until all traces of the chemical have been removed from the membrane surface. If in any doubt consult the appropriate Sarnafil membrane chemical compatibility chart or contact the Sika Roofing Technical Services Department.

Mastic Joints

Sarnaplast silicone mastic sealing to upstands or other details may need replacing as the joints fatigue or weather, typically after 10 years. Such work must be undertaken by a Sarnafil Registered Contractor, removal of all of the old mastic and the correct priming of the surfaces to receive the new Sarnaplast is essential.

Sarnafil Liquid Detailing System

Additional top coat of the Sarnafil Liquid Applied Detailing System can be installed to prolong the life. Such work must be undertaken by a suitably trained Sarnafil Registered Contractor and correct preparation of the surfaces to receive the coating, is essential.

Physical Damage

In common with any other roof finish, Sarnafil membranes are liable to physical damage if abused. On Sarnafil membranes however, this damage can be easily located and permanently repaired by a Sarnafil Registered Contractor. An up-to-date list of such Sarnafil contractors can be obtained from Sika Limited (we recommend that the original installing contractor should be used whenever possible to avoid split responsibility for workmanship).

Obviously it is not always possible to arrange an immediate repair by an outside agency. Under normal conditions the following first aid action will provide temporary protection until permanent repairs can be effected.

1. Clean off the area surrounding the damage and dry well.
2. Apply self adhesive tape (e.g. Sarnafil foil tape) over the damaged area.

The minimum acceptable size of Sarnafil repair should be 300mm x 300mm membrane with rounded corners.

NB: Under no circumstances should repairs be attempted using bitumen based products.

SIKA LIMITED

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