

## Warranty Annual Inspection and Maintenance Guide

### 1. Annual Inspection List

Project Name:

Inspection No:

Inspection Date:

No	What to check for	Possible Affect	Description of Required Action	Checked		Notes
				Yes	No	
1	Blocked gutters	Blockage may cause overflow into a building	Clean and wash out any blockage	<input type="checkbox"/>	<input type="checkbox"/>	
2	Build-up of debris	A build-up can cause wet poultrice corrosion	Remove debris and wash the area as outlined in washing below	<input type="checkbox"/>	<input type="checkbox"/>	
3	Dirt retention in areas of cladding not washed naturally by rainwater, e.g. overhangs	This affects the appearance of the building and could, if left, cause breakdown of the coating	Wash down, see washing	<input type="checkbox"/>	<input type="checkbox"/>	
4	Mould growth	This rarely occurs but can arise in extreme conditions and affect the appearance	Wash down and treat as described under Mould growth	<input type="checkbox"/>	<input type="checkbox"/>	
5	Local damage	Breakthrough of protective paint coating could cause corrosion of steel substrate. Assess extend and type of damage	1. Touch-up of affected area. See Touch-up. 2. Over-paint of affected area. See Over-painting. 3. Replacement of damaged sheets. Contact the profiler who supplied the sheets.	<input type="checkbox"/>	<input type="checkbox"/>	
6	Drilling swarf, rivet stems and other fixing debris	These can rust and cause staining	Remove debris	<input type="checkbox"/>	<input type="checkbox"/>	
7	Condition of fasteners	Faulty or inappropriate fasteners can cause leakage, or rust staining on the surface of the cladding, or both	Replace faulty fasteners and any missing caps	<input type="checkbox"/>	<input type="checkbox"/>	
8	Corrosion of cut edges	Corrosion of cut edges at sheet overlaps and at overhangs can, if neglected, spread up the sheet	Treat as described under Treatment of edge corrosion	<input type="checkbox"/>	<input type="checkbox"/>	
9	Condition of colour coating	Peeling of coating, uneven fading, blistering and cracking and local scratching are all signs of the need for repairs to the coating	Follow the painting instructions of the recommended paint suppliers.	<input type="checkbox"/>	<input type="checkbox"/>	

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## **2. Maintenance Guides**

### **2.1 Washing**

Rainfall alone is often sufficient to keep exterior surfaces looking clean and bright. However, to achieve maximum life from the Assan Panel product, it is important that accumulations of dirt and debris which are not removed by normal rain washing are removed regularly by cleaning. This reduces the risk of 'wet poultrice' corrosion.

Areas of cladding that lie beneath overhanging building details, such as those beneath gutters, for example, are particularly susceptible to a build-up of dirt. Such accumulations may hold water and pollutants, which can lead to 'wet poultrice' corrosion. Washing may be carried out with a hose and a soft bristle brush, using fresh water. In areas where heavy industrial deposits dull the surface, a solution of fresh water and good quality household detergent or proprietary cleaner may be applied to ensure thorough cleaning. For household detergents, use a 10% solution; for proprietary cleaners, follow the manufacturer's recommendations. A thorough rinse with clean water must follow the wash. Proprietary cleaners are available from the companies listed under the heading Cleaners.

### **2.2 Caution**

When cleaning, the following points should be noted:

1. Stronger concentrations of cleaners than those recommended can damage coating surfaces.
2. Rinse thoroughly to remove all detergents after cleaning.
3. Organic solvents and abrasive cleaners should be avoided in cleaning any coated surface. Caulking components, tar and similar substances may be removed with mineral spirits but wash the surfaces thoroughly with fresh clean water.
4. Over-cleaning or scrubbing can do more harm than good.

### **2.3 Touch-Up**

During one of the inspections, you may find that surface coating has suffered some damage. It is better not to treat the surface of the Assan Panel product if it has been only slightly scuffed. If it is scratched more deeply, say, down to the substrate, the damage can be repaired easily by applying standard touch-up paint. It is important to ensure that the applied paint is no wider than the original scratch. To achieve this, the paint should be applied with an artist's or child's medium to fine paint brush. Touch-up paints are, of necessity, air drying; over the years they will change colour differently from the original stoved coating. For this reason, it is good practice to keep the applied area as small as possible. Touch-up systems are available from the suppliers listed under the heading Touch-up paints.

### **2.4 Treatment of Edge Corrosion**

Corrosion at the edges of the profiled steel cladding should be rectified as described below.

1. Cut and remove, or abrade, any loose organic coating back to a firm point.
2. Remove all white and red rust by sand blasting to BS 4232 second quality (Swedish Standard ST2) or by abrading to bright, firm metal, ensuring that the surface is not polished. Thoroughly clean and dry these surfaces before applying the specified materials which must be applied as directed by the recommended paint system manufacturer.
3. Coat the prepared areas with the relevant anticorrosive primer recommended by the materials supplier.
4. When the first primer coat has dried, apply a further primer coat in a neat band to the prepared areas so that the primer extends beyond the prepared area, covering the original surface.
5. Apply a top coat to the dry, primed area.

Materials are available from the suppliers listed in the separate appendix under the heading Treatment of edge corrosion.

## **2.5 Over-painting**

### **2.5.1 External Sheets**

Surface preparation and over-painting of cladding should be carried out by specialist contractors using approved maintenance paints. The paints are available from the supplier listed under the heading Overpainting.

### **2.5.2 Bright White Lining Enamel**

Assan Panel lining enamel has been designed for easy over-painting. When over-painting is deemed necessary, the panels or trays should be cleaned as explained under Washing (above) and painted with brush, roller or spray using a standard household undercoat and finish system. Cellulose-based paints should not be used.

## **2.6 Care**

Colour coated metal sheets used on the roofs and facades of buildings are exposed to many kinds of pollution in the air. These together with water and increasing amounts of UV radiation affect the coatings. The effects are worst on those areas of the building where impurities are not washed away by rainwater. Some impurities may also cause internal stress in the coating and even cracking.

From the point of view of the durability of coated sheet the most detrimental are knocks and scratches, in which the impurities come into direct contact with zinc, which are easily soluble, as a result of which the zinc is rapidly consumed. In addition a number of the impurities absorb water, which keeps the damaged area wet longer and as a consequence rusting is active longer.

The effect of the impurities in the air is greatest when close to polluted industrial areas and in coastal areas. These are typically produced, e.g. from power stations burning fuels containing sulphur. Impurities stress the coatings and reduce their useful life, so the regular cleaning of wall and roof surfaces is an important part of the servicing and maintenance of coatings.

## **2.7 Removal of Debris**

Rainwater is usually sufficient to keep colour coatings clean. Leaves from trees and other debris is not always washed away by the rainwater and so should be removed annually, or more often if necessary. The roof valleys and rainwater system should also be cleaned at least annually.

## **3. List of Approved Suppliers**

This appendix lists suppliers of products and services for maintaining Assan Panel roofing and walling. It is important that you read the Assan Panel Inspection and Maintenance section before you use this appendix. The information in this appendix is reviewed by us from time to time and may therefore change. You should consult Assan Panel to obtain the most recent information.

### **3.1 Cleaners**

See Washing in the Inspection and Maintenance section.

Proprietary cleaners are available from the following companies:

- Water Based Detergent

### **3.2 Touch-up Paints**

See Touch-up in the Inspection and Maintenance section.

Suppliers of touch-up paints:

- Akzo Nobel

### **3.3 Over-painting**

See Over-painting section in the Inspection and Maintenance section.

Paints are available from:

- Akzo Nobel

These companies can also arrange a technical visit to supply a specification and can also recommend contractors who carry out this work.

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