

Standard residential environments

Low/medium corrosion areas – more than 750m from breaking surf

WEATHERPROOF



If the roof fitted at the above address has been correctly installed and does not continue to satisfy the external moisture requirements of the New Zealand Building Code (in force at the Date of Warranty) for a period of 50 years from the Date of Warranty, we will at our option, repair or replace the roof or the affected part of it.



SURFACE COATING

If, as a direct result of a manufacturing defect, the surface coating of any tile or trim comprised in the roof fitted at the above address deteriorates during the period (from the Date of Warranty) of 20 years for Textured Coated products or 15 years for Satin Finish products, to the extent that, in our reasonable opinion, the appearance of the roof is substantially affected, then we will at our option replace the affected products, apply our surface coating to the affected tile or provide other reasonable compensation to the Purchaser.



During an initial period following the Date of Warranty, we will bear the full cost of fulfilling the warranties (including material and labour costs in removing and replacing or repairing defective tiles or trim and any inspection, freight or waste disposal costs).

During the subsequent period, those costs will be shared between us and the purchaser (or subsequent homeowner) as shown below.

	Initial period Full cost of repair or replacement	Subsequent period Pro-rata share
Weatherproof warranty	First 25 years	Years 26 - 50, as per Schedule A
Surface Coating warranty: Textured Coated Tile	First 10 years	Years 11 - 20, as per Schedule B
Surface Coating warranty: Satin Finish Tile	First 5 years	Years 6 - 15, as per Schedule C

Severely corrosive environments

Exposed marine areas – less than 750m from breaking surf

WEATHERPROOF



If the roof fitted at the above address has been correctly installed and does not continue to satisfy the external moisture requirements of the New Zealand Building Code (in force at the Date of Warranty) for a period of 25 years for Textured Tiles or 15 years for Satin Finish Tiles, from the Date of Warranty, we will at our option, repair or replace the roof or the affected part of it.



SURFACE COATING

If, as a direct result of a manufacturing defect, the surface coating of any tile or trim comprised in the roof fitted at the above address deteriorates during the period (from the Date of Warranty) of 10 years for Textured Coated products or 5 years for Satin Finish products, to the extent that, in our reasonable opinion, the appearance of the roof is substantially affected, then we will at our option replace the affected products, apply our surface coating to the affected tile or provide other reasonable compensation to the Purchaser.



Warranty Conditions & Exclusions

- The warranties apply only if the Purchaser has made full payment for the supply and fitting of the roof.
- As colour variations may exist in tiles and trims manufactured at different times, we reserve the right to repair or replace a tile or trim in the closest available colour in our range at the time of repair or replacement.
- The performance of a roof or individual tiles may be affected by the following. The warranties do not apply (and we are not liable) if:
 - the roof/tiles/trims are not maintained strictly in accordance with the Gerard Roofs Maintenance Guidelines issued by us from time to time (which include, amongst other things, repainting satin tiles after 15 years (5 years in severe marine environments) or if certain signs of deterioration are exhibited);
 - the tiles and other roofing materials are not stored, handled and installed strictly in accordance with the Gerard Roofs Installation Guide issued by us from time to time;
 - any work is done to the roof other than temporary emergency work or work carried out under our supervision, or subject to our prior inspection and prior written approval;
 - the product manufacturers' recommendations relating to the use of roof cleaning products are not strictly followed;
 - the performance of the roof/tiles/trim has been affected by:
 - faulty roofing design or faulty installation such as, but not limited to, incorrect specification of the product, the inappropriate use of dissimilar metals or substitution with materials not supplied by us;
 - faulty design or workmanship in the creation of penetrations in the roof (e.g. aerials, skylights, vents, pipework);
 - damage caused by anyone walking, or other unusual traffic on the roof;
 - hailstones; moisture retaining substances; droppings from wildlife; pollutants; corrosive agents; fumes; dust; pollen; or organic growth;
 - defects in the structure on which the roof has been fitted;
 - any unusual natural phenomena or act of god including, without limitation, earthquakes, fires, floods, lightning, heavy hail, the build up of snow or other natural substances or winds stronger than those which the roof ought reasonably to have been designed and built to withstand, given the building's location, site conditions, design and any other relevant factors.
 - the roof/tiles/trims are not installed in accordance with the requirements of the New Zealand Building Code.
- The warranties do not cover (and we are not liable for):
 - installation of the roof (this is the installer's responsibility);
 - the performance of Gerard Vision Tiles, skylights or vents;
 - rust (red or white) on, or run off from rust on, roof fasteners;
 - 'halos' of rust (red or white) on the surface of tile or trims surrounding fasteners;
 - normal wear and tear; natural weathering, variable darkening, gradual fading or chalking of tiles or trims;
 - variations in the colour or texture of Textured Coated products arising from natural variations or the presence of other minerals in the crushed rock used in the chip with which the tiles are made.
- To the fullest extent permitted by law, we will not be liable for any consequential, indirect or special damage or loss of any kind whatsoever, including (without limitation) damage to other property or building elements, loss of profits or anticipated savings, or any such losses arising due to any delay by us in complying with our obligations under the warranties.
- Each of the limitations in paragraphs 3, 4 and 5 (and any part of each of those limitations) is a separate limitation applying even though one or more of the other limitations may be held not to apply in the circumstances.
- All warranties, liabilities and obligations, other than those specified in this warranty, are excluded to the fullest extent permitted by law.
- Any replacement or remedial work carried out under a warranty does not extend the term of any warranty.

Other things you should know

- To claim under the warranties and as a condition of our liability under the warranties:
 - the Purchaser must deliver written notice of the claim to the email or business address below and complete the warranty claim form which we will provide by return email or post to the address you specify in the notice;
 - any claim must be made within 3 months of the date the Purchaser became aware (or ought to have been aware) of the matter giving rise to the claim.
- Any expense incurred in claiming under the warranties is to be borne solely by the Purchaser.
- Subject to paragraph 1, this warranty extends to subsequent owners of the property.
- The benefits given by the warranties are in addition to other rights and remedies available to the Purchaser under any law which relates to the roof/tiles/trims, except to the extent excluded by this warranty.
- Any failure, delay or indulgence by us will not operate as a waiver. A waiver by us of any condition of these warranties is not a waiver of any other condition. No waiver is effective unless it is in writing.

SCHEDULE A: Weatherproof Warranty

Year	Company Contribution %	Purchaser/Owner Contribution %
1-25	100	Nil
26	50	50
27	48	52
28	46	54
29	44	56
30	42	58
31	40	60
32	38	62
33	36	64
34	34	66
35	32	68
36	30	70
37	28	72
38	26	74
39	24	76
40	22	78
41	20	80
42	18	82
43	16	84
44	14	86
45	12	88
46	10	90
47	8	92
48	6	94
49	4	96
50	2	98
51+	Nil	100

SCHEDULE B: Textured Coating

SCHEDULE C: Satin Finish Coating

Year	Company Contribution %	Purchaser/Owner Contribution %	Company Contribution %	Purchaser/Owner Contribution %
1-5	100	Nil	100	Nil
6	100	Nil	67	33
7	100	Nil	60	40
8	100	Nil	54	46
9	100	Nil	47	53
10	100	Nil	40	60
11	50	50	34	66
12	45	55	27	73
13	40	60	20	80
14	35	65	14	86
15	30	70	7	93
16	25	75	Nil	100
17	20	80	Nil	100
18	15	85	Nil	100
19	10	90	Nil	100
20	5	95	Nil	100
21+	Nil	100	Nil	100

The warranties are given by **AHI Roofing Limited trading as Gerard Roofs** (referred to here as we or us).
 90-104 Felton Matthew Ave, PO Box 18071, Glen Innes, Auckland.
 Telephone 0800 244 737 E-mail info@gerardroofs.co.nz

Roof care and maintenance



Maintenance of Gerard textured or satin finish roofs is primarily a matter of preventing or removing unwanted algae, moss and lichen that may grow on the roof.

Looking after your Gerard roof

Keeping your roof clean

It is a condition of the material and product warranty issued by AHI Roofing for Gerard Roofs' products that the roof is kept free of organic growth by periodic cleaning with an appropriate agent.

Why would my roof need cleaning?

Organic growth like lichen and moss is a natural phenomenon that occurs on most permanent outdoor structures including your roof.

Its appearance and extent is dependent on local conditions and can even vary on different parts of the same roof. Temperature and humidity, the pitch and orientation of the roof and the location of nearby trees are all possible contributing factors.

Left unchecked, organic growth can cause damage to the surface coating of your roof and can create 'moisture traps' that cause corrosion.

Atmospheric pollutants

Atmospheric pollutants such as dirt from building sites, fertilisers from nearby farms and pollen also contaminate roofs. These are often mistaken for organic growth, particularly on new roofs.

Pollutants may rinse off in heavy rain - if they don't they should be washed off or they may remain and contribute nutrients for organic growth to accumulate on in future.

Recognising different types of growth

There are several organic nasties to look out for including mosses, algal growth (which may be apparent as either a green or black staining of the surface) and lichens (which can vary from light green through to bright orange, in a number of different shapes, dependent on species).

Treat the problem with a chemical cleaner

Gerard Roofs recommends any unwanted growth be removed by spraying. You can do this yourself or contact a commercial contractor who specialises in this type of work. (Your Gerard Certified Roofer can put you in touch with someone reputable who can clean your roof cost effectively.)

Some organic growths will be killed immediately after spraying, and will disappear after a few rainfalls. Other types of growths, such as black algae and lichen, may take many rainfalls and as long as 6 months to be removed from the surface.

You will know the treatment is working if the organic growth changes colour. This may take from a few days to a few weeks. In some circumstances, like particularly heavy infestations, it may be necessary to re-apply the cleaning agent 1-2 months after the original application to ensure that all growth has been terminated.

Water blasting is generally not recommended for cleaning organic growth from Gerard tiles, but may be used to remove residual matter after the growth and its spores have been chemically treated. Care must be taken not to damage the surface coating.

Prevent growth before it happens

Treating the roof will not only kill any growth, but also the spores that lead to it. We suggest treating the roof every three to five years, however if you see growth occurring sooner, we recommend you treat the roof immediately.

It's best to chemically clean your roof before growths are seen, as a preventive measure. Spores may be present on the roof for up to two years before the appearance of any organic growth.

Don't accidentally taint your drinking water

If rainwater is collected from the roof for drinking, the water connection system should be disconnected from the tank before any chemical cleaning of the roof and before the installation of any new tiles.

The system should remain unconnected for at least three heavy rainfalls to ensure the removal of any residue. Alternatively the roof can be thoroughly hosed down with clean water before reconnection.

Special note about run-off to stormwater

The majority of local government bodies have prohibitions against chemicals being washed away in stormwater systems. Check with your local authority about prevailing requirements as to disposal/diversion of waste water before treating your roof.

Use only approved cleaning products

	Satin finish (any age) / Textured finish (under 5 years old)	Textured finish (over 5 years old)
Treatment	Sanitising wash, known variously as Alkyl Benzyl Ammonium Chloride or Quaternary Ammonium compounds	Hypochlorite, bleach or Sanitising wash, known variously as Alkyl Benzyl Ammonium Chloride or Quaternary Ammonium compounds
Application	Follow the manufacturer's recommendations on application rates, strengths and compatibility in all circumstances; most stringently in situations where rainwater is collected from the roof for drinking.	

NB: Hypochlorite based cleaners should never be used on Satin Finish roofs, nor used on Textured roofs under 5 years old as it can affect the clear overglaze that is applied to the tiles during their manufacture.

Dealing with corrosion

Your Gerard roof is made of steel and, despite its protective coatings, may be subject to some form of corrosion during its lifespan. In the unlikely event this occurs, you should take steps to prevent any rust spots from developing into holes.

In most cases, where only a handful of tiles show signs of corrosion, it's usually straightforward to have these replaced, after identifying and mitigating the cause of the corrosion. (Your Gerard Certified Roofer can sort this out cost effectively.)

Corrosion could affect your warranty

Please note that rust left untreated and leading to failure of components may invalidate a warranty claim. The warranty provides for 50 years weather-tightness for your roof, not for the absence of corrosion nor that the roof remain maintenance-free.

Re-coating your Gerard roof

Your Gerard roof has been manufactured to last a long time. However, as with all coated roofing materials, its surface will need to be refurbished as part of its maintenance at some future point.

Signs that it's time to re-coat your roof

If your Gerard roof develops white corrosion deposits over the surface it's usually a sign that re-coating is now prudent – left to deteriorate this may lead to more difficult problems.

Gerard satin finish roofs

If your roof has a satin finish, re-coating is best undertaken by a roof-restoration contractor who can also carry out any necessary repairs at the same time. (Your Gerard Certified Roofer can put you in touch with the right people.)

If you do wish to take on re-coating your roof as a Do-It-Yourself project please contact Gerard Roofs for the most up to date advice on appropriate materials and procedures.

Gerard textured roofs

If you have a textured roof, Gerard Roofs recommends that re-coating is undertaken by a specialist contractor. These people have the expertise, access to the appropriate equipment and to coatings which are not available through normal retail outlets.

A specialist roof-restoration contractor can also carry out any repairs your roof may need. (Your Gerard Certified Roofer can put you in touch with the right company.)

Alterations to your Gerard roof

This section contains technical information for tasks beyond routine maintenance and should be referred to when making alterations to things that contact or impinge on the roof.

Your Gerard roof is a sophisticated system of interlocking steel tiles fixed to the framing of the house to form an integral part of the structure. As such it may only be installed by recognised and qualified tradespeople.

Gerard Roofs does not recommend roof alterations be undertaken by homeowners on a Do-It-Yourself basis. Work on your Gerard roof that is incorrectly carried out may void the warranty.

Alterations that affect your roof

When making alterations such as adding chimneys, skylights, or extensions to your home, it is important to ensure that the materials used are compatible with your Gerard roof.

Gerard Roofs' tiles are manufactured from Aluminium-Zinc coated steel and then post-coated with a protective and decorative coating system.

Dissimilar Metal Corrosion

When two different metals are in contact and moisture is present, one metal is relatively protected while the other suffers accelerated corrosion. A similar effect often occurs with water flowing over different metals.

This form of corrosion is commonly found:

- Where water is discharged from copper or brass systems over a galvanised or Aluminium-Zinc coated steel roof
- Where lead flashings are applied directly to Aluminium-Zinc coated steel products without proper isolation
- Where fasteners are incompatible with the roofing material

Any electrical contact between dissimilar metals should be avoided, e.g. wet leaves making contact between copper gutters and Aluminium-Zinc coated steel roof tiles.

Directing water-flow to minimise potential corrosion

More active metals

More noble metals

Zinc > Aluminium-Zinc Coated Steel > Aluminium > Steel > Lead > Copper > Stainless Steel

This chart lists commonly used metals in a 'Galvanic Series'. If any two of these metals are in damp contact or a run-off situation, the metal further to the left will sacrifice itself to protect the metal further to the right. Therefore the simple rule to remember is that you can run water from left to right, but not from right to left. For example zinc to copper is alright, but copper to zinc is not. Specific advice should be sought from Gerard Roofs regarding use of dissimilar metals.

Gerard Roofs care and maintenance

Walking on your Gerard roof

You should not walk on your roof unless it is absolutely necessary. If you do have occasion to, you should wear soft-soled shoes like 'trainers' to avoid damage to the roof's surface. Make sure you always place your weight over the battens (the lowest point of the tile, at the front edge).

If you have to walk on your roof, take your time. Take particular care on steep pitch roofs and, if at all possible, you should avoid walking on the roof when it's wet. Always take appropriate precautions to prevent falls when working at height.

If service/trade persons need to access the roof, let them know that it is a steel tile roof and, if need be, tell them where it's safest to walk. Most good tradespeople know how to walk over roofs but, for safety's sake, they should be informed as to what precautions are required.

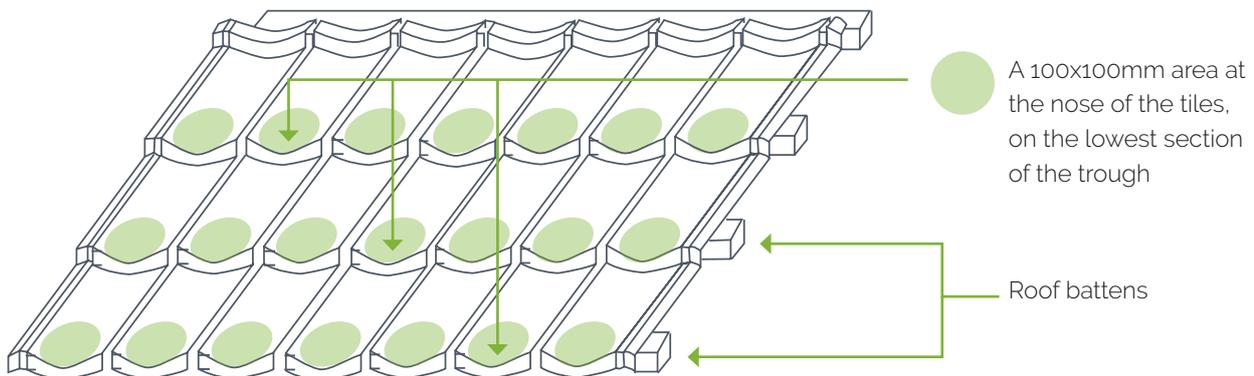
Working safely at heights

To stay safe when working on a roof, you need to ensure effective controls are in place to prevent people being harmed. To select the most effective controls, you must consider the following steps in sequence:

1. Eliminate the chances of a fall by doing as much of the preparation work as possible on the ground.
2. Isolate the worker from the risk of a fall by using scaffolds and edge protection to prevent the fall.
3. Only when these steps are not achievable should the risk be minimised by the use of a fall restraint or a fall protection system such as safety nets or airbags.

In some situations a combination of controls will be required to ensure safe work.

Where to stand



This document is produced in the interest of customer education and good customer relations. Gerard Roofs has endeavoured to provide the most technically correct and up to date advice possible but, subject to claims a person may have under New Zealand legislation, assumes no responsibility in relation to such information or advice. Alteration in the specification or instructions may occur from time to time.

Please contact Gerard Roofs for the most up to date technical advice available prior to using this information.

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