



WARRANTY & MAINTENANCE

ASKIN® insulated panel, has been extensively used in controlled environment applications for forty-nine years. Inspections show that even the earliest of these buildings have given excellent performance in service.

There are three fundamental steps to ensuring that the ASKIN® insulated panel system performs satisfactorily:

- 1: The building design must be done in accordance with the recommendations contained in the ASKIN® DESIGN GUIDE. The general term “building design” covers a whole range of different aspects which are covered in the BCA.
- 2: Installation needs to be carried out in accordance with Standard ASKIN® Construction Details.
- 3: The building owner is required to carry out a regular programme of inspections and maintenance in accordance with the ASKIN® MAINTENANCE GUIDE - doing so will greatly extend the durability of the ASKIN® system.

Environmental Categories

Every project has features and aspects that are unique to the particular application. The categories in Table.1 are for general guidance only. Each situation should be confirmed to ensure that the correct ASKIN® product is selected.

The recommendations contained in Table 1 provide the inspection and maintenance requirements necessary to achieve 50 year durability for ASKIN® insulated panel. Such activities should be documented.

Durability Requirements

Roofing and wall cladding has an expected durability of fifteen years (with maintenance). In some situations, in particular when the material is performing a “structural” function, the expected durability can be fifty years or some other nominated period.

When maintained in accordance with the recommendations below, the ASKIN® system can be expected to provide fifty years service.

Inspections and Maintenance

Pressure Relief

With reference to cold stores (sub-zero), pressure relief ports should be checked on a daily basis to ensure effective operation. Failure of such ports can result in significant structural damage. A fail-safe system should be employed during commissioning as well as when the cold store has high product loads.

Doors

The effectiveness of door heating elements should be checked on a daily basis. Ice, excessive condensation or excessive heat, are all signs of malfunction.

Door heating elements should be interconnected with the refrigeration plant.

The moving components of the door should be regularly inspected and suitable lubricants applied where required. Rubber door gaskets should be replaced when required. Physical damage to door frames and carcasses should be promptly repaired to ensure vapour barriers are maintained.

Under Floor Venting

Where under floor is used in a cold store situation, it's effectiveness should be regularly monitored, so as to prevent frost heave of the floor occurring.

Vapour Barriers

The steel skin of ASKIN® panel provides a vapour barrier on the warm side of the panel. Any damage to this skin, sealant joints, should be repaired immediately to prevent permanent damage to the panel core.

Manual Washing

All ASKIN® panel is subjected to the effects of accumulated contamination, which can reduce the effectiveness of the protective paint coating on the metal skin of the panels. Natural rain washing will remove most such deposits. Areas that are not exposed to adequate rainfall, should be washed manually.

ASKIN® panel should be washed with water, using a sponge, cloth or soft nylon-bristled brush. Water blasting with a maximum pressure of 20 kPa is also suitable.

Weatherproofing

It is unrealistic to rely solely on sealants to weatherproof insulated panel roof joints. ASKIN® recommends that in all situations, an approved system be used to weatherproof external roof panel joints. ASKIN® does not recommend that roof panels be designed or installed such that the joints run transverse to the direction of roof fall.

Warranties

Upon request, ASKIN® will provide a conditional warranty for a completed project with a term of up to twenty-five years for materials and two years for workmanship.

Not all applications are warrantable.

Environment A: Dry Internal	Environment C: Moderate Internal	Environment D: Moderate External
<ul style="list-style-type: none"> - Wiping to remove dust once per year - Inspection of all surfaces, joints, sealants, extrusions, fixings, etc. after 1 year and annually thereafter - Repair and/or replacement of any component, sealant joint, etc., on evidence of deterioration or loss of functionality, which may affect ongoing durability of system 	<ul style="list-style-type: none"> - Damp wiping of surfaces once per year - Inspection of all surfaces, joints, sealants, extrusions, fixings, etc. after 1 year and annually thereafter - Repair and/or replacement of any component, sealant joint, etc., on evidence of deterioration or loss of functionality 	<ul style="list-style-type: none"> - Rain washing only for external roof surfaces - Rain washing and manual washing every six months of wall cladding - Manual washing of High Risk surfaces every three months - Inspection of all surfaces, joints, sealants, extrusions, fixings, etc. after 1 year and annually thereafter - Repair and/or replacement of any component, sealant joint, etc., on evidence of deterioration or loss of functionality, which may affect ongoing durability of the system - Recoating with a Paint Manufacturer's approved coating system, on or before evidence of micro-cracking and/or on evidence of edge creep, and/or face panel blistering, with subsequent recoating at ten yearly intervals or sooner as required - Smaller areas of ASKIN panel with easier access (that still represents the environmental conditions) may be used for inspection purposes).
Environment E: Severe External	Environment F: Severe Internal	Environment G: Very Severe External
<ul style="list-style-type: none"> - Rain washing only for external roof surfaces - Rain washing and manual washing every six months of wall cladding - Manual washing of High Risk surfaces every three months - Inspection of all surfaces, joints, sealants, extrusions, fixings, etc. every 6 months - Repair and/or replacement of any component, sealant joint, etc., on evidence of deterioration or loss of functionality, which may affect ongoing durability of system - Recoating with a Paint Manufacturer's approved coating system, on or before evidence of micro-cracking and/or on evidence of edge creep, and/or face panel blistering, with subsequent recoating at ten yearly intervals or sooner as required - Smaller areas of ASKIN panel with easier access (that still represents the environmental conditions) may be used for inspection purposes). 	<ul style="list-style-type: none"> - Manual washing of all internal surfaces once per month - Inspection of all surfaces, joints, sealants, extrusions, fixings, etc. every 3 months - Repair and/or replacement of any component, sealant joint, etc., on evidence of deterioration or loss of functionality, which may affect ongoing durability of system - Recoating with a Paint Manufacturer's approved coating system, on or before evidence of micro-cracking and/or on evidence of edge creep, and/or face panel blistering, with subsequent recoating at ten yearly intervals or sooner as required - Smaller areas of ASKIN panel with easier access (that still represents the environmental conditions) may be used for inspection purposes). 	<ul style="list-style-type: none"> - Rain washing only for external roof surfaces - Rain washing as well as manual washing every three months of wall cladding - Manual washing of High Risk surfaces once per month - Inspection of all surfaces, joints, sealants, extrusions, fixings, etc. every 3 months - Repair and/or replacement of any component, sealant joint, etc., on evidence of deterioration or loss of functionality, which may affect ongoing durability of system - Recoating with a Paint Manufacturer's approved coating system, on or before evidence of micro-cracking and/or on evidence of edge creep, and/or face panel blistering, with subsequent recoating at ten yearly intervals or sooner as required - Smaller areas of ASKIN panel with easier access (that still represents the environmental conditions) may be used for inspection purposes).

Table 1

SAMPLE WARRANTY

PROJECT:		PROJECT NUMBER:	
PRINCIPAL:		PROJECT MANAGER:	
DESIGNER:			
MAIN CONTRACTOR:			
SUBCONTRACT WORKS:			
PRODUCT:			
ENVIRONMENT:			
INSTALLATION COMPLETION DATE:		PRACTICAL COMPLETION DATE:	

ASKIN Pty Ltd warrants that the ASKIN® PANEL, supplied and installed will perform as follows:-

1. The visible surface of the insulated panel will not flake, peel or excessively fade for a period of 7 to 15 years from the Installation Completion Date.
2. The metal skin of the insulated panel will not perforate through corrosion within 7 to 15 years from the Installation Completion Date.
3. Any vapour barriers installed by ASKIN will remain functional for a period of 2 years from the Installation Completion Date.
4. The core of the ASKIN® Panel will retain a satisfactory level of thermal performance for a period of 7 to 15 years from the Installation Completion Date.
5. The external envelope of the insulated panel exposed to the weather will remain weather-tight for a period of 2 years from the Installation Completion Date.
6. All fixings, aluminium extrusions and sheet-metal flashings will remain functional for a period of 2 years from the Installation Completion Date.

SAMPLE CONDITIONS OF WARRANTY:

- A. The term of this warranty shall commence from the Installation Completion Date of the Insulated Panel Trade.
- B. The validity of this warranty relies on ASKIN Pty Ltd being paid in full for the agreed works and materials supplied.
- C. All claims must be made in writing to ASKIN within 14 days of when the ASKIN® panel fault was or should have reasonably been discovered.
- D. This warranty shall be void if ASKIN is not given a reasonable opportunity to inspect any ASKIN® panel fault or if remedial action is carried out by others.
- E. Should the ASKIN® panel fail to perform as specified above, the liability of ASKIN shall, in all cases, be limited to replacing or repairing the affected ASKIN® panel, at the sole discretion of ASKIN Pty Ltd. The balance of the original warranty will cover any repaired or replaced ASKIN® panel.
- F. This warranty does not cover any failure of the ASKIN® panel that is caused or contributed to, either directly or indirectly, by:-
 - (i) Use in an environment other than that stated, above.
 - (ii) Failure to follow and document Inspection and Maintenance recommendations as specified in the ASKIN® Maintenance Guide.

- (iii) The effects of physical, mechanical, chemical or other damage caused by other parties and/or sustained after installation.
 - (iv) Contact with and/or water run-off from incompatible materials.
 - (v) Water and/or moisture entrapment or ponding for any reason.
 - (vi) Faulty design outside the control of ASKIN Pty Ltd, including, without limitation, fault's in the customer's plans, specifications, engineering drawings or other documentation.
 - (vii) Use of the ASKIN® panel other than in the manner originally specified by ASKIN Pty Ltd.
 - (viii) Causes beyond the control of ASKIN Pty Ltd.
 - (ix) Failure to follow installation recommendations specified by ASKIN Pty Ltd.
 - (x) Penetrations, and sealing of same, made in the ASKIN® panel by others.
 - (xi) Any act, default or negligence on the part of ASKIN Pty Ltd or of an employee, agent or contractor of ASKIN Pty Ltd.
- G. If this product is overlaid or over-painted with any membrane, this warranty becomes void.
- H. There are no other representations being relied upon by the customer other than those set out in ASKIN Pty Ltd technical information.
- I. ASKIN Pty Ltd gives no warranty in respect of any goods which are not manufactured by ASKIN Pty Ltd.

This warranty is given in full substitution of all other conditions and warranties, whether expressed or implied by law.

Where defective works are rectified, ASKIN Pty Ltd will bear the cost of rectification at the point where the works were performed.

Signed:

Construction Manager

Signed:

Regional Manager

Date: