

**PATIOS, CARPORTS,
VERANDAHS, GAZEBOS
& DECKING**

LYSAGHT
Living

LOOKING AFTER YOUR INVESTMENT

**MAINTENANCE & STRUCTURAL
PERFORMANCE WARRANTY**



Colorbond®



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MAINTAINING YOUR LYSAGHT LIVING® ADDITION

1. GENERAL

1.1 Scope

This manual provides information and guidelines on the maintenance of the installed roof cladding and rainwater goods to ensure maximum life of roofing and rainwater goods. This manual contains guidelines to ensure that:

- i. The performance and life of the installed roof cladding is optimised
- ii. The installed roof cladding is maintained correctly in a manner such that the material warranty remains valid
- iii. The installed roof cladding satisfies the performance criteria and material warranty of the specification.

1.2 Referenced documents

These documents are referenced in, and subsequently form part of the Maintenance Manual:

- LYSAGHT® - Using LYSAGHT LIVING® Roofing & Walling, current at the issue date of practical completion. An electronic copy of this document is always available on our website www.lysaght.com
- SAA HB39 - 1997 Installation Code for Metal Roofing & Wall Cladding
- SAA AS3500-1998 National Plumbing & Drainage Code
- BlueScope Corrosion Technical Bulletin - CTB Series and Technical Bulletin, TB series, current at date of practical completion.
- BlueScope Painting Zinc-Coated or ZINCALUME® steel sheet

Consideration should be given to the use of professional maintenance services where applicable.

2. INSPECTION & MAINTENANCE

2.1 Maintenance Requirements & Frequency

Maintenance should be carried out at least every four months, preferably including the end of autumn and end of spring. In the case of extreme events (storm, tempest or other "acts of God"), inspection should be carried out and abnormal maintenance carried out as required.

All maintenance work is to be undertaken within the recommendations of this book and such work should be fully documented in accordance with Section 13.

2.2 Safety

- All relevant OH&S, statutory and regulatory body requirements are to be followed when inspecting a roof.
- Our patios, carports and verandahs are not designed for foot traffic, do not walk on them, even when maintaining the roof or gutter.
- Handling Safety - LYSAGHT LIVING® product may be sharp and heavy. It is recommended that heavy-duty cut resistant gloves and appropriate manual handling techniques or a lifting plan be used when handling this material.
- Avoid dragging the product and any other hard materials across the surface of the cladding, as this may result in scratching.

2.3 Access

LYSAGHT LIVING® structures are non-trafficable roofs and should not be walked on for any reason. When maintaining the roof, care should be taken not to damage the surface of the cladding, gutters and flashings.

- Soft protection should be placed on any equipment used to provide access, where it impacts on the roof cladding.

2.4 Inspection

Inspection is required to identify any breakdown in the performance of the installed products, and recording and documenting the observations of the inspections in Section 13.

This section includes internal roof box gutters, eave gutters and any other gutter situations.

3. GUTTERS

3.1 Inspection

All gutters are to be inspected for the deposition of any debris, dust, pollutants or organic growth. In particular, care is to be taken in the inspection of gutters for these points:

- Staining of gutter at possible ponding locations
- Build up of dust and debris at the high end of box gutters
- Build up of leaves and debris in general along gutter runs
- Metallic staining of the gutter, surface rust

- Build up of debris at rain heads, water spouts, slots, leafguards, overflow locations and in general around the downpipe entry

Record and document the observations of the inspections in Section 13.

3.2 Maintenance

Twigs, dust, leaves and fungal matter (debris) should be removed using the following recommended procedure, taking care to ensure no damage occurs to the gutter, downpipes, leafguards, slots, holes and overflow devices (if fitted) during debris removal. We recommend that the following procedure be adopted to remove the dust, debris and fungal matter.

- Sweep debris into a pile using a stiff, soft bristled brush (shovels or hard tools should not be used).
- Place debris into a receptacle and lower to the ground.
- The whole roof and gutter should then be washed down with a hose, including high ends of gutters possibly protected by overhangs, rain heads, water spouts and overflow locations.
- If significant fungal growth is found it should be identified and removed in accordance with the BlueScope - Technical Bulletins TB-27 "Identification of Fungus in the Field and Recommendations for its Removal".
- Any metallic staining should be investigated to determine whether the cause is from a metallic deposit on the surface, or from the breakdown of the coating.
- Metallic deposits on the surface should be completely removed immediately. Breakdowns in the coating would generally result from poor maintenance techniques and scratching and can be restored as deemed necessary in accordance with BlueScope - Technical Bulletins TB-2 "Overpainting and Restoration of COLORBOND® steel Sheet" and BlueScope - "Painting Zinc-Coated or ZINCALUME® steel sheet".
- Stubborn stains and dirt not removed in the hosing can be removed in accordance with BlueScope - Technical Bulletins TB-4, "Maintenance of COLORBOND® steel Roofing".

The application of soaps and detergents are detailed in this document.

Note: All Technical Bulletins (TB) referenced in this document are available at www.steel.com.au/library

3.4 Maintenance Steps



1. A typical suburban gutter clogged with leaf litter prior to cleaning.



2. Wear correct protection when clearing leaves and twigs.



3. When litter is removed, the layer of hardened dirt is revealed below.



4. Rinse the gutter with water to soften and break up the dirt.



5. Use a soft bristle brush and sweep the dirt out. Rinse again.



6. When the gutter has been cleaned, it should look like this.

4. DOWNPIPES

This section includes the whole stormwater pipe disposal system from the gutter to the street water table.

4.1 Inspection

The downpipes and stormwater disposal pipes are to be inspected for cleanliness and free flow of water. Growth of fungus and other matter and collected debris at the inlet and outlet locations is to be noted. Complete testing of the system for blockage at each downpipe is recommended. Record and document the observations of the inspections in Section 13.

4.2 Maintenance

- Downpipes made from BlueScope products should be cleaned using a pressure water hose directed down each of the downpipes.
- The hose should then be fed into the pipe from the inlet down to the outlet, to ensure there are no obstructions.
- Constrictions in the downpipe system may make it necessary to access the pipe from inspection points downstream of the downpipe inlet location.
- Any noted blockages should be removed immediately, to avoid water back-up in the gutters.

5. PENETRATIONS, FLASHINGS & CAPPINGS

This section includes; all penetrations, flashings and all general ridge, valley, barge and fascia cappings including flashings;

5.1 Inspection

All penetrations and cappings are to be inspected for the build-up of debris or organic material located between the flashings or cappings and the cladding materials, visually noted to be protruding from, or staining the joint. Care is to be taken in noting any staining at the high side of penetrations. All observations are to be recorded and documented in accordance with Section 13.

5.2 Maintenance

- Build-up of debris or organic matter (debris) should be completely removed, using a stiff bristled soft brush to sweep the debris into a receptacle and remove from the roof. No hard tools should be used.
- The area should then be washed down with a pressure hose. Care should be taken to ensure that debris is not lodged between sheets or the sheeting and flashing and that water from the pressure hose is not driven into the building.

- Stubborn stains and dirt not removed in the hosing can be removed in accordance with BlueScope - Technical Bulletins TB-4, "Maintenance of COLORBOND® steel Roofing". The application of soaps and detergents are detailed in this document.

6. JOINTS, PLATFORMS & WALKWAYS

This section includes all joints that occur in the installed roof cladding; all cladding mounted access walkways, ie LYSAGHT ROOFTRAK®, and elevated platforms supported on frames that penetrate the cladding.

6.1 Inspection

All joints are to be inspected for the build-up of debris or organic material located between jointed materials and the cladding materials visually noted to be protruding from the joint. In particular, for expansion joints, build-up of debris and organic matter is to be checked both above and below the flashing, against the overlapping and underlapping sheets respectively.

For walkways and platforms, inspect the high side of the support frame for rust due to possible ponding, metallic staining or a build up of debris. All observations are to be recorded and documented in accordance with Section 13.

6.2 Maintenance

- Build-up of debris or organic matter (debris) should be completely removed, using a stiff bristled soft brush to sweep the debris into a receptacle and remove from the roof. No hard tools should be used.
- The area should then be washed down with a pressure hose. Care should be taken to ensure that debris is not lodged between sheets or the sheeting and flashing and that water from the pressure hose is not driven into the building.
- Stubborn stains and dirt not removed in the hosing can be removed in accordance with BlueScope - Technical Bulletins TB-4, "Maintenance of COLORBOND® steel Roofing". The application of soaps and detergents are detailed in this document.
- The application of soaps and detergents are detailed in this document.

7. UNWASHED AREAS

This section includes all areas of the external cladding that are sheltered from rain washing, e.g under eaves, underside of exposed gutters, exterior ceilings, upper sections of walls and doors partially protected by overhangs.

7.1 Inspection

All naturally unwashed areas are to be inspected for buildup of dust, debris and airborne pollutant fall out. All observations are to be recorded and documented in accordance with Section 13.

7.2 Maintenance

- All unwashed areas are to be effectively hand washed using a pressure hose.

8. FASTENERS

This section applies to all fasteners, including washers, used in the fixing of the cladding material to the supporting structure.

8.1 Inspection

All fasteners are to be inspected for breakdown of the rubber washers and/or the deterioration of the head of the fastener. All observations are to be recorded and documented in accordance with Section 13.

8.2 Maintenance

- All deteriorated washers and fasteners are to be removed and replaced. Replacement

fasteners and washers are to be placed in accordance with the recommendations of Chapter 3, of the LYSAGHT® Roofing and Walling Manual: 'Using LYSAGHT® Roofing & Walling' current at the time of installation.

9. ROOF SHEETING

9.1 Inspection

All claddings are to be inspected for the deposition of any debris, dust, pollutants or organic growth. In particular, care is to be taken in the inspection of cladding for these points:

- Staining of cladding at possible ponding locations
- Build up of dust and debris
- Metallic staining of the gutter, surface rust
- Record and document the observations of the inspections in Section 13.

9.2 Maintenance

Twigs, dust, leaves and fungal matter (debris) should be removed using the following recommended procedure, taking care to ensure no damage occurs to the cladding during debris removal. We recommend that the following procedure be adopted to remove the dust, debris and fungal matter.

- Sweep debris into a pile using a stiff, soft bristled brush (shovels or hard tools should not be used).
- Place debris into a receptacle and lower to the ground.
- The whole roof and gutter should then be washed down with a hose, including high ends of gutters possibly protected by overhangs, rain heads, water spouts and overflow locations.
- If significant fungal growth is found it should be identified and removed in accordance with the BlueScope - Technical Bulletins TB-27 "Identification of Fungus in the Field and Recommendations for its Removal".
- Investigate metallic staining of the roof or gutter to determine if it is caused by a metallic deposit, or by breakdown of the coating on the cladding. If it is a metallic deposit, completely remove it immediately. Breakdowns in coating would generally result from poor maintenance techniques and scratching and are to be restored as deemed necessary in accordance

with BlueScope Technical Bulletin TB-2 "Overpainting and restoration of COLORBOND® Prepainted Steel Sheet" and BlueScope Painting Zinc coated or zincalume Steel sheet.

- Stubborn stains and dirt not removed in the hosing can be removed in accordance with BlueScope - Technical Bulletins TB-4, "Maintenance of COLORBOND® steel Roofing". The application of soaps and detergents are detailed in this document.

9.4 Maintenance Steps



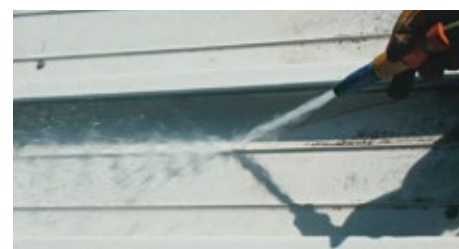
1. A typical suburban roof with leaf litter and dirt prior to cleaning.



2. Use a hose to blow away twigs and soften hardened dirt.



3. Use a soft bristle brush to sweep out the pans. Rinse with water.



4. the roof cladding should be clean after you rinse.

10. FOLLOWING TRADES & SERVICES

Persons involved in following trades and services need to be made fully aware of the consequences of their work. Warranties and guarantees previously issued may be rendered null and void if work conducted damages the roof. Additionally, all following trades must check the compatibility of their products and associated discharge by these products when installed on the roof system.

Air conditioning system waste and condensate is not to discharge on the roof. This waste and condensate should be directed to the sewer system in accordance with the requirements of the relevant statutory authority.

Care must be taken not to use CCA treated timber on or above roof cladding; not to use unpainted copper flashings and not to spill mortar onto the cladding. Refer to BlueScope Corrosion technical bulletin CTB-17 "Following trades" for further information.

A full register of persons and reasons for trafficking the roof must be documented and maintained.

Ensure all swarf (drill waste) is removed from the work area.

11. RECORDS & DOCUMENTATION

A full log of all inspections and the maintenance work undertaken is to be kept in the building detailing the date of the inspection and maintenance, all of the observations made and the extent of the site maintenance works undertaken.

Where following trades have changed the roof environment, causing new penetrations, creating new platforms or the like, photographic documentation of the alterations and inspection of the site by LYSAGHT LIVING® is required. Additional fees may apply.

12. FEES & CHARGES

Any inspections or services that LYSAGHT LIVING® are engaged to undertake may incur additional fees at a rate pre-determined prior to any inspections or services being executed.

13. INSPECTION SHEET: LYSAGHT LIVING® ROOFING & RAINWATER GOODS MAINTENANCE REQUIREMENTS

Photocopy this page and set up a binder to collate these reports.

Inspection Date:

Inspection by:

Gutters:

Downpipes:

Penetrations:

Flashings/Cappings:

expansion/end Joints:

Platforms/Walkways:

Unwashed Areas:

Fasteners:

Roof Sheeting:

Comments/drawings:

YOUR STRUCTURAL PERFORMANCE WARRANTY

AUSTRALIAN-MADE TO LAST

When you buy a LYSAGHT LIVING® structure you can be comfortable with the knowledge you're buying a system that's been rigorously tested for performance, and backed by the strength and reputation of one of Australia's leading manufacturers, BlueScope Limited.

Subject to the terms and conditions set out herein, Lysaght Building Solutions Pty Ltd (ABN 61 103 232 444) of Level 11, 120 Collins Street, Melbourne VIC 3000 warrants that, on a pro-rata basis for a period of 20 years from the date of installation*, the LYSAGHT LIVING® structure (Structure) will be structurally adequate for the designed purpose. "Structurally adequate" means the Structure is able to withstand the design loads required of the Structure, as determined by the design software, known as CC Builder™, based on information supplied by the Customer. Our goods come with guarantees that cannot be excluded under the Australian Consumer Law. You are entitled to a replacement or refund for a major failure and for compensation for any other reasonably unforeseeable loss or damage. You are also entitled to have goods replaced if the goods fail to be of acceptable quality and the failure does not amount to a major failure.

* Date of installation means (i) the date the Structure was installed; or (ii) 3 months following the date of purchase, whichever is earlier. Proof of purchase must be provided should a claim be made.

The LYSAGHT LIVING® Warranty is subject to the following terms & conditions:

1. GENERAL

- The LYSAGHT LIVING® structure (Structure) must be installed in accordance with the LYSAGHT LIVING® installation recommendations published by Lysaght Building Solutions and current at the Date of Installation. Installation recommendations encompass software generated CC Builder™ drawing outputs and published construction guides.
- The Customer must regularly inspect the Structure and undertake routine

maintenance in accordance with the LYSAGHT® Maintenance Manual & Structural Warranty Manual at www.lysaghtlivingcollection.com.au

- Lysaght Building Solutions must be advised in writing of any defect in the Structure within 30 days of the date of the defect occurring and within the Warranty Period.
- The Warranty is issued to the Customer and is not transferable to any other party, including a subsequent purchaser of the Site Address. If the Structure is dismantled and re-erected, whether at the Site Address or alternate location, this Warranty will cease to be of any force or effect.

2. LIMITS OF LIABILITY

- Lysaght Building Solutions acknowledges that consumer legislation contains certain guarantees for the supply of goods or services that cannot be excluded, restricted or modified by these terms and conditions. For example, for Consumers, goods come with non-excludable guarantees that they are of acceptable quality and fit for the purpose for which they are commonly acquired or for a purpose made known to Lysaght Building Solutions and based on which the goods are supplied. Nothing in these terms and conditions is intended to exclude or restrict the application of such laws.
- Subject to clause 2.1, to the maximum extent permitted by law, Lysaght Building Solutions' liability for any breach of the Warranty is limited to the remedies described in clause 3 below and Lysaght Building Solutions will not accept liability for any of the following:

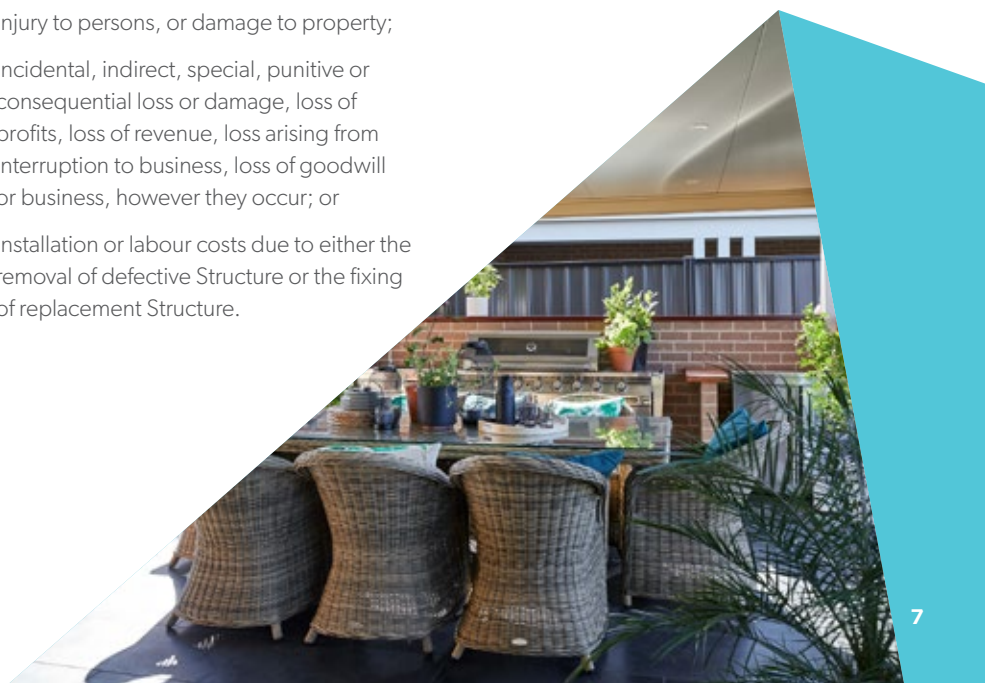
- i. Injury to persons, or damage to property;
- ii. Incidental, indirect, special, punitive or consequential loss or damage, loss of profits, loss of revenue, loss arising from interruption to business, loss of goodwill or business, however they occur; or
- iii. Installation or labour costs due to either the removal of defective Structure or the fixing of replacement Structure.

3. REMEDIES

- Subject to clause 2.1 and to the maximum extent permitted by law, if a claim is made under this Warranty, Lysaght Building Solutions' liability will be limited (at Lysaght Building Solutions' option) to the replacement of the defective portions of the Structure or the cost of the replacement of the defective portions of the Structure on a pro-rata basis in accordance with the following principles:
 - i. Where Lysaght Building Solutions replaces a defective Structure or a portion of it, the Customer must contribute an amount equal to 1/20th of the current retail price of the replacement Structure or portion of it per year (or part thereof) which has passed since the Date of Installation.
 - ii. Where Lysaght Building Solutions pays for the cost of replacing a defective Structure or a portion of it, the Customer must contribute an amount equal to 1/20th of the current retail price of the replacement Structure or portion of it per year (or part thereof) which has passed since the Date of Installation.

For example, if a warranty claim is made 10 years into the 20 year pro rata warranty, the Customer must contribute 10/20th or 50% of the cost of the replacement structure.

- Lysaght Building Solutions will not be responsible for any labour costs associated with the removal or replacement of any defective Structure or portions thereof.



4. EXCLUSIONS

The Warranty excludes any failure of, or defect in, the Structure (or part thereof) due wholly or partly to any of the following causes:

- Defects or damage caused by improper installation, fire, accidental damage, neglect, abuse, mistreatment, unsuitable roof traffic, incompatible materials, storm, tempest or act of God;
- Damage caused by the failure to carry out routine maintenance in accordance with the LYSAGHT LIVING® Maintenance & Structural Warranty Manual available at www.lysaghtliving.com.au/
- Failure to install the Structure in accordance with the plans and specifications produced by the CC Builder™ software or where incorrect information has been entered into the software;
- Any attachments or additions, either permanent or temporary, that compromises the structural integrity of the Structure;
- The inadequacy of any supporting structure (i.e. that the Structure is attached to) to withstand the loads imposed by the Structure;
- Any enclosure of the Structure where the relevant enclosure was not determined at the time of the design of the Structure;
- Damage to or defect in the Structure arising from any event beyond Lysaght Building Solutions reasonable control or arising from an insurable risk of the Customer;
- Any materials not supplied or specified by CC Builder™ and any defect arising from their use;
- Abnormal or corrosive environment damage, caused in whole or in part by any of the following:
 - i. Installation of the Structure at a location within 1 kilometre from a marine or industrial environment;
 - ii. Chemical agents, fumes, liquids or solids (other than direct rain) coming in contact with the Structure;
 - iii. The Structure coming in contact with soils, ashes, fertilisers or moisture retaining substances;
 - iv. The Structure coming in contact with lead or copper or subject to run-off from copper pipes and flashings;
 - v. The Structure coming in contact with salt-water, swimming pool-based water or where the Structure is not regularly washed down with fresh water as per the LYSAGHT LIVING® Maintenance Manual available at www.lysaghtliving.com.au
- vi. Any coating applied to the Structure;

- vii. Any material applied to the Structure with the potential to trap moisture;
- viii. Damage due to the failure to remove debris and/or failure to provide free drainage of water, including internal condensation, from all surfaces of the Structure;
- ix. Damage caused by contact with wet or green timber;
- x. Damage due to unusually corrosive environments at any time in the future;
- xi. Hail damage.

5. DEFINITIONS

Authorised LYSAGHT LIVING® Dealer means a person or business authorised by Lysaght Building Solutions to use the CC Builder™ and sell the Structures. Consumer means a person who acquires Structures where:

- (i) The amount paid or payable for the Structures did not exceed \$40,000; or
- (ii) The Structures were of a kind ordinarily acquired for personal, domestic or household use or consumption, unless the Structures were acquired for the purpose of re-supply or the purpose of using them up or transforming them in trade or commerce.

Date of Installation means the date the Structure was installed by the Dealer or 3 months following the date of purchase, whichever is earlier.



WARRANTY REGISTRATION

To register your new structure for the LYSAGHT LIVING® Structural Performance Warranty.

Fill in your details and mail to our customer warranty centre

I certify I am the owner of the LYSAGHT LIVING® structure and accept the terms and conditions of the Structural Performance Warranty and acknowledge that if I don't meet any of the requirements contained within I may void my right to make a claim. I have read, understood and agree to the terms and conditions of the Structural Performance Warranty.

Signed _____

Title Mr Mrs Ms Mr & Mrs Dr Prof

Full Name _____

Address _____

State _____ Postcode _____

Email _____

Authorised Dealer _____

Installer Name (if different) _____

Date of Installation _____

Style Skillion Pitched Gable Pitched Hip
 Pitched Dutch Designer





**BLUESCOPE STEEL DIRECT
LOCKED BAG 8825
WOLLONGONG DC 2500**

AFFIX
STAMP
HERE



CLAIMS UNDER THE LYSAGHT LIVING® WARRANTY

To make a claim under the Warranty, Customers must provide in writing, detail of the claim including proof of purchase and detail of the installer to:

Lysaght Building Solutions Pty Ltd
Attn: LYSAGHT LIVING® Manager
GPO Box 2695 SYDNEY NSW 2001

In the event a Customer considers there to be a defect and submits a Warranty claim, Lysaght Building Solutions reserves the right to inspect the installed Structure at any time. You must provide us or our nominated representative with safe access to the Structure to assess whether it gives rise to a legitimate claim under this Warranty.

Subject to clause 2.1 of the Warranty terms and conditions, if any Structure is replaced pursuant to this Warranty, any express warranty in respect of such Structure will extend for the remainder of the Warranty Period only.

Lysaght Building Solutions reserves the right to modify or discontinue any of its products. In the event the Structure covered by this Warranty is no longer available at the time of a valid claim, Lysaght Building Solutions retains the right to substitute a product that in Lysaght Building Solutions's determination is of equal grade and quality to the Structure or any component thereof.



PRODUCT DESCRIPTIONS

All descriptions, specifications, illustrations, drawings, data, dimensions and weights contained in this catalogue, all technical literature and websites containing information from BlueScope Lysaght are approximations only.

They are intended by LYSAGHT LIVING® to be a general description for information and identification purposes and do not create a sale by description. LYSAGHT LIVING® reserves the right at any time to:

- i. supply Goods with such minor modifications from its drawings and specifications as it sees fit; and
- ii. alter specifications shown in its promotional literature to reflect changes made after the date of such publication.

DISCLAIMER, WARRANTIES & LIMITATION OF LIABILITY

This publication is intended to be an aid for all trades and professionals involved with specifying and installing LYSAGHT LIVING® products and not to be a substitute for professional judgement.

Terms and conditions of sale available at local BlueScope Lysaght sales offices.

Except to the extent to which liability may not lawfully be excluded or limited, BlueScope Steel Limited will not be under or incur any liability to you for any direct or indirect loss or damage (including, without limitation, consequential loss or damage such as loss of profit or anticipated profit, loss of use, damage to goodwill and loss due to delay) however caused (including, without limitation, breach of contract, negligence and/or breach of statute), which you may suffer or incur in connection with this publication.

**TAKE THE FIRST STEP
TO STYLISH OUTDOOR
LIVING TODAY.**

**FOR MORE ON
MAINTENANCE &
STRUCTURAL WARRANTY
VISIT:**

**LYSAGHTLIVING.COM.AU
OR CALL 1800 044 151**

Beams, cladding and gutters are made from COLORBOND® steel; posts and accessory items are manufactured from other materials.

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