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# CARE & MAINTENANCE

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## CARE AND MAINTENANCE OF PROLAM SUPPLIED BY PROWOOD LTD

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This care and maintenance guide applies to Prolam Glued Laminated Timber (Prolam) supplied by Prowood Limited for use as a structural timber member.

### **PROLAM USED WITHIN THE BUILDING ENVELOPE:**

Prolam used within the building envelope does not require any special care and maintenance. However, its long-term performance relies on the continued performance of the building's cladding system and internal linings, particularly in wet areas.

For more detailed information on maintaining the external envelope and internal lining, Prowood recommends you refer to the relevant manufacturer's information or visit BRANZ's website [www.maintainingmyhome.org.nz](http://www.maintainingmyhome.org.nz).

Prowood also recommends that:

You complete a regular inspection of the building's exterior cladding and internal linings. This should be done at least every 12 months.

Inspection of the external cladding should include (but is not limited to):

- window flashings
- penetration cowlings and sealant
- ground levels (vegetation and gardens)
- roofing and gutters
- sub-floor ventilation
- paint coatings.

The inspection of the internal linings should include (but is not limited to):

- floor and wall ceramic tiles
- grout and sealant around plumbing fixtures
- vinyl coverings
- visible plumbing waste and supply pipe work
- shower linings, shower door assembly and acrylic shower bases
- impervious paint and membrane coatings.

Any damage to the cladding or internal linings should be repaired. If you are not confident about completing the repairs yourself, we recommend you employ a building professional to do the work for you.

### **PROLAM USED IN EXTERIOR SITUATIONS:**

Prolam posts and beams treated to H3 or H5 may be used in exterior situations provided that they are finished with a paint or stain coating.

Maintaining Prolam beams and exposed sections of posts, requires that painted timber is be recoated every 24 months and stained timber is recoated every 12 months. Particular attention must be paid to ensuring that exposed cut ends are re-stained or re-painted. Where a cut end is sealed with a proprietary capping, it is important to ensure that the capping is tightly sealed.

Prolam beams and posts should always be painted with light colours or dark colours with light reflectance value (LRV) of greater than 45%. Colours with an LRV of 45% or less are not recommended, as they can absorb heat which may result in timber distortion and cracking.

It is important to carry out regular inspections of any structural steel brackets and fixings for corrosion or any necessary adjustment. Where required wire brush and apply a protective coating or replace if they are easily accessible

All relevant Prowood Ltd supplied product technical information is available from Prowood Ltd at [www.prolamnz.com](http://www.prolamnz.com).

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# WARRANTY

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This warranty applies to Prolam Glued Laminated Timber (Prolam) supplied by Prowood Limited for use as a structural timber member.

## Warranty period:

50 years from proven date of purchase.

All enquiries relating to this warranty must be directed to the supplier or installer in the first instance.

Prowood Ltd warrants that:

At the time of delivery to the merchant or site (where applicable), Prolam will conform with:

- AS/NZS 1328:1998.1 Glued laminated structural timber Part 1: Performance requirements and minimum production requirements;
- AS/NZS 1328.2 Glued laminated structural timber - Guidelines for AS/NZS 1328: Part 1 for the selection, production and installation of glued laminated structural timber;
- AS/NZS 1604.5:2012 Specification for preservative treatment - Part 5: Glued laminated timber products;

and will be free from freight related defects and factory defects. Collectively this is described at the "Warranted Condition".

In the event of a proven product failure of Prolam to meet the warranted Condition, subject to the terms of this warranty, the following applies:

- Prowood Ltd will, at its discretion, supply replacement Prolam without charge or refund the value of the Prolam. The installer will be responsible for the cost of removing and installing any replacement materials.
- Other losses or damage, caused by product failure are not covered.
- Prowood Ltd's obligations under this warranty are limited to the replacement of defective Prolam or the value of the Prolam. The value of the Prolam will be reduced pro-rata based on their remaining life (as defined by the durability provision of the NZ Building Code, in this case 50 years).

Prowood Ltd reserves the right to supply other compatible materials for repair should the warranted Prolam no longer be supplied by Prowood Ltd.

## THIS WARRANTY IS SUBJECT TO THE FOLLOWING:

- Proof of date of purchase of the product
- Evidence of failure.
- Receipt of a written claim from the claimant either within 30 days of the date on which the defect would have become reasonably apparent or, if the defect was reasonably apparent prior to installation, then the claim must be made prior to installation. The claim must include full details of the alleged defect, including a copy of the proof of purchase. Any claim is subject to inspection by Prowood Ltd.
- Evidence satisfactory to Prowood Ltd that all storage, handling and maintenance requirements [as advised by Prowood Building Ltd] have been carried out.
- The warranty does not cover failure or problems caused by defective use, failure relating to improper design of the project structure, structural failure, settlement, movement of materials to which the product is attached or dependent on, acts of God including but not limited to earthquakes, cyclones, floods or other severe weather conditions, inadequate maintenance, growth of mould, mildew, fungi, bacteria or any organism on any product, or has acts or omissions of a third party over whom Prowood Ltd has no control.
- The warranty does not cover failure or problems arising from the failure to follow Prowood Ltd's design, installation (including the recommendation in relation to the use of dark colour coatings) storage, handling, maintenance advice.
- Normal wear and tear is excluded from this warranty.

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