



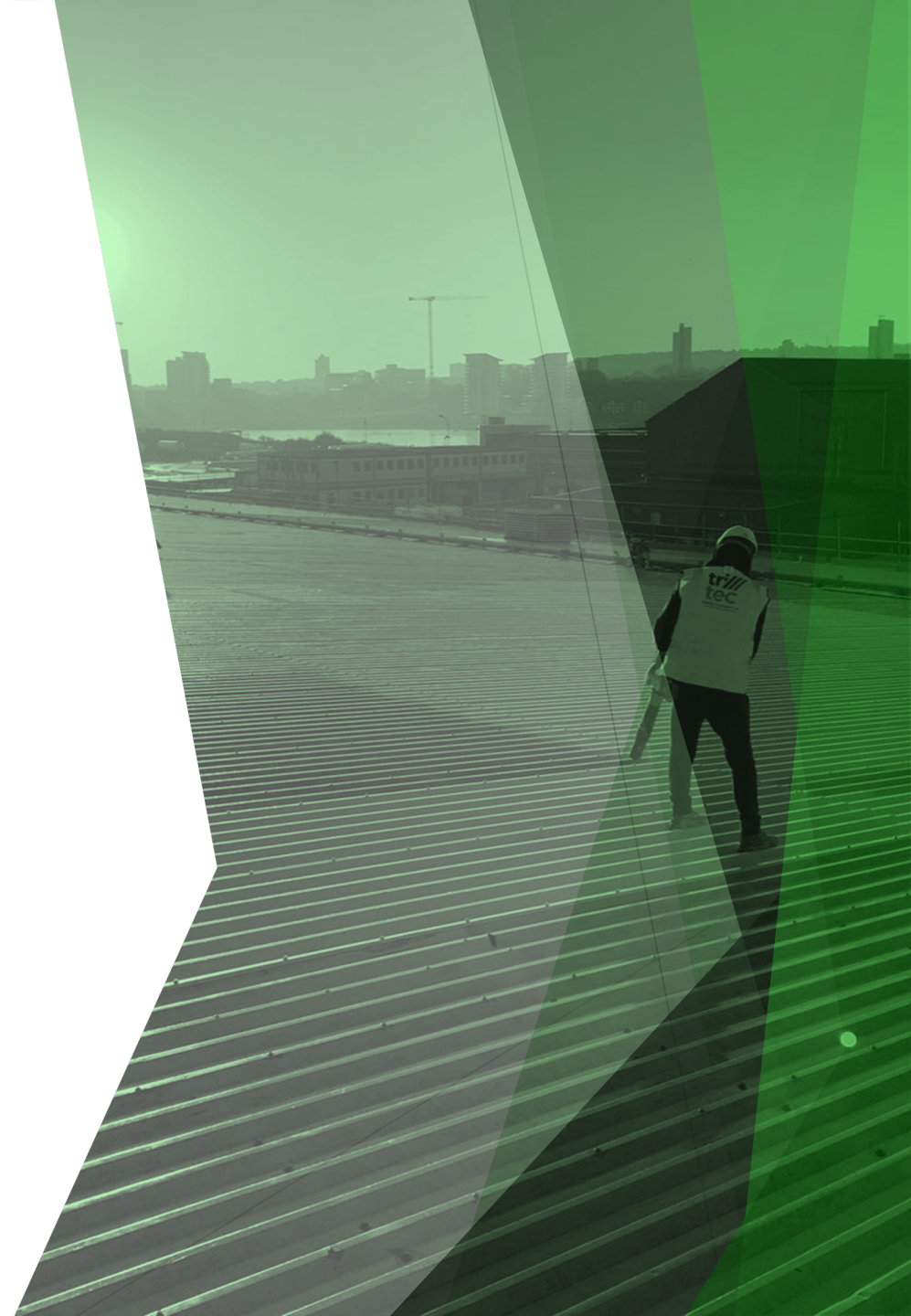
Building Contractors Ltd

SERVICE PORTFOLIO 2022

A guide to the services provided by Tritec Building Contractors Ltd

Index

- ▶ [About us](#) (Page 3)
- ▶ [Commercial Gutter Services](#) (Page 4)
 - ▶ [Commercial Gutter Cleaning](#) (Page 5)
 - ▶ [Gutter Joint Repair](#) (Page 6)
 - ▶ [Liquid Gutter Systems](#) (Page 7)
 - ▶ [Bespoke Gutter Lining Systems](#) (Page 8)
- ▶ [Metal Pitched Roof Services](#) (Page 9)
 - ▶ [Cut Edge Corrosion Treatments](#) (Page 10)
 - ▶ [Liquid Coating Systems](#) (Page 11)
 - ▶ [Over-sheeting and Roof Replacement Services](#) (Page 12)
 - ▶ [Metal Roof Cleaning](#) (Page 13)
 - ▶ [Reactive and Preventative Maintenance](#) (Page 14)
- ▶ [Cement Fibre Roof Services](#) (Page 15)
 - ▶ [Cement Fibre Roof Cleaning](#) (Page 16)
 - ▶ [Cement Fibre Roof Coatings](#) (Page 17)
 - ▶ [Cement Fibre Roof Sheet Repair](#) (Page 18)
- ▶ [Flat Roof Services](#) (Page 19)
 - ▶ [Flat Roof Cleaning](#) (Page 20)
 - ▶ [Flat Roof Liquid Coatings](#) (Page 21)
- ▶ [Commercial Roof Light Services](#) (Page 22)
 - ▶ [Commercial Roof Light Cleaning](#) (Page 23)
 - ▶ [Commercial Roof Light Restoration](#) (Page 24)
 - ▶ [Commercial Roof Light Replacement](#) (Page 25)
- ▶ [Commercial Cladding Services](#) (Page 26)
 - ▶ [Cladding Cleaning](#) (Page 27)
 - ▶ [Cladding Painting and Coatings](#) (Page 28)
 - ▶ [Cladding Installation & Over sheeting](#) (Page 29)
 - ▶ [Cladding Panel Repair](#) (Page 30)
- ▶ [Glazing Frame & PPC Restoration](#) (Page 31)
- ▶ [Planned Maintenance Services](#) (Page 32 - 33)
- ▶ [Surveying & Consultancy](#) (Page 34)
- ▶ [Project Management](#) (Page 35)
- ▶ [Guarantees & Aftercare](#) (Page 36)





About us...

Complete services for commercial building envelope's

Tritec Building Contractors Ltd are an established commercial contractor offering quality services for external building maintenance and refurbishment. We have decades of experience within our field and work closely with industry leading experts and product manufacturers to deliver fully competent and insured services nationwide.

We are consistently evolving within our industry ensuring that we are in tune with the latest products and innovations, being able to offer our clients a host of complementary services from basic reactive treatments right through to planned maintenance contracts.

Not only do we provide sub-contract services, but able to offer fully self-sufficient principle contractor services to manage any works packages that we tender for.

We have established ourselves in our marketplace and continue to see progressive and sustainable growth, as we expand as a business, we ensure that our core values and ethics are not diluted and that we continue to deliver on quality and value.

All of our contractors and operatives are trained in all services provided in regard to operational procedures, health and safety and product application. We are approved installers of many market leading systems and are holders of recognised industry accreditations such as Safe Contractor, CHAS and Constructionline.

We have fully trained site supervisors (SSSSTS), site managers (SMSTS) and project managers that we are able to utilise to ensure our on-site services are delivered with confidence and quality assurance.

Tritec Building Contractors can deliver valuable services on time and within budget, providing quality and value is key to our operation.



Commercial Gutter Services

Comprehensive services for the maintenance & refurbishment of commercial gutter systems.

► Gutter Cleaning & Debris Removal

Cleaning and clearance of commercial gutter systems removing all vegetation and or silt to leave free flowing and efficient.

► Gutter Joint Repair

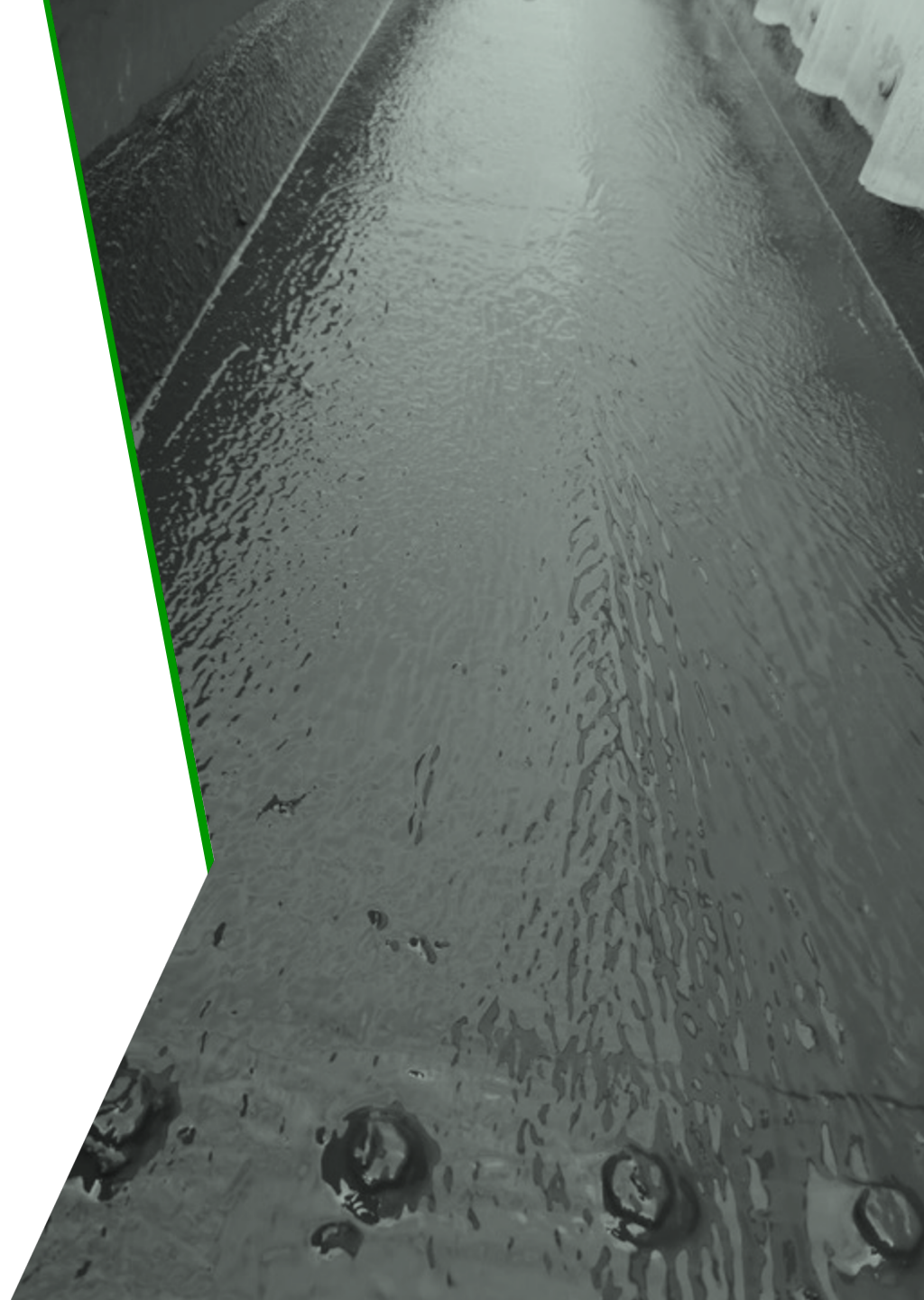
Cost effective solutions for the maintenance of gutter systems that are leaking from weathered joints or showing early signs of corrosion.

► Liquid Gutter Coatings

Liquid applied coating systems for the complete refurbishment and maintenance of commercial gutter systems.

► Bespoke Gutter Lining Systems

Installation of bespoke linings to fit the buildings existing gutter channels.





Commercial Gutter Cleaning...

Planned Maintenance Solutions For Your Commercial Gutters

Regular gutter maintenance is essential to any building and should be included within your roof management plan, we would recommend at least two gutter cleans annually to ensure your gutters continue to perform as per the designed specification.

It is quite easy to slip into the 'out of sight, out of mind' mentality however you would be surprised with the amount of problems around your property that can lead back to unmaintained gutters, such as

- **Paint damage from bird droppings and attack due to excessive nesting** - removing vegetation and existing nesting materials from the gutters will reduce the chances of birds nesting on your roof or in your gutters.
- **Overbearing weight strain** - If left for several years, all the debris, silt and vegetation in your gutters could add extra weight bearing issues that your gutters and building have not been designed to take and could cause structural issues and open up seals in the joints of the gutter sections leading to leakage.
- **Water ingress** - blockages cause a build up of water, if its unable to flow through the gutter system efficiently and drain off through the outlets, this build up can cause water to spill out over the building fabric causing corrosion, damp and rot. It can also find its way into the building and cause further issues.
- **Pests** - If water is unable to flow through your gutters and exit into a concealed gutter system efficiently, the rainwater spilling out over the sides or through the overflow will produce a water source for nearby pests.
- **Drainage Issues** - The excessive silt and debris that build up in your gutters can travel through the gutter system and can lead to blockages within the concealed drainage around your property and even cause the pipes damage, this will inevitably lead to expensive repair or further maintenance costs.

Tritec Building Contractors are able to provide self-sufficient services to clear out your gutters to leave them the free flowing, we can provide one off cleans if required, but also as part of our planned maintenance services.

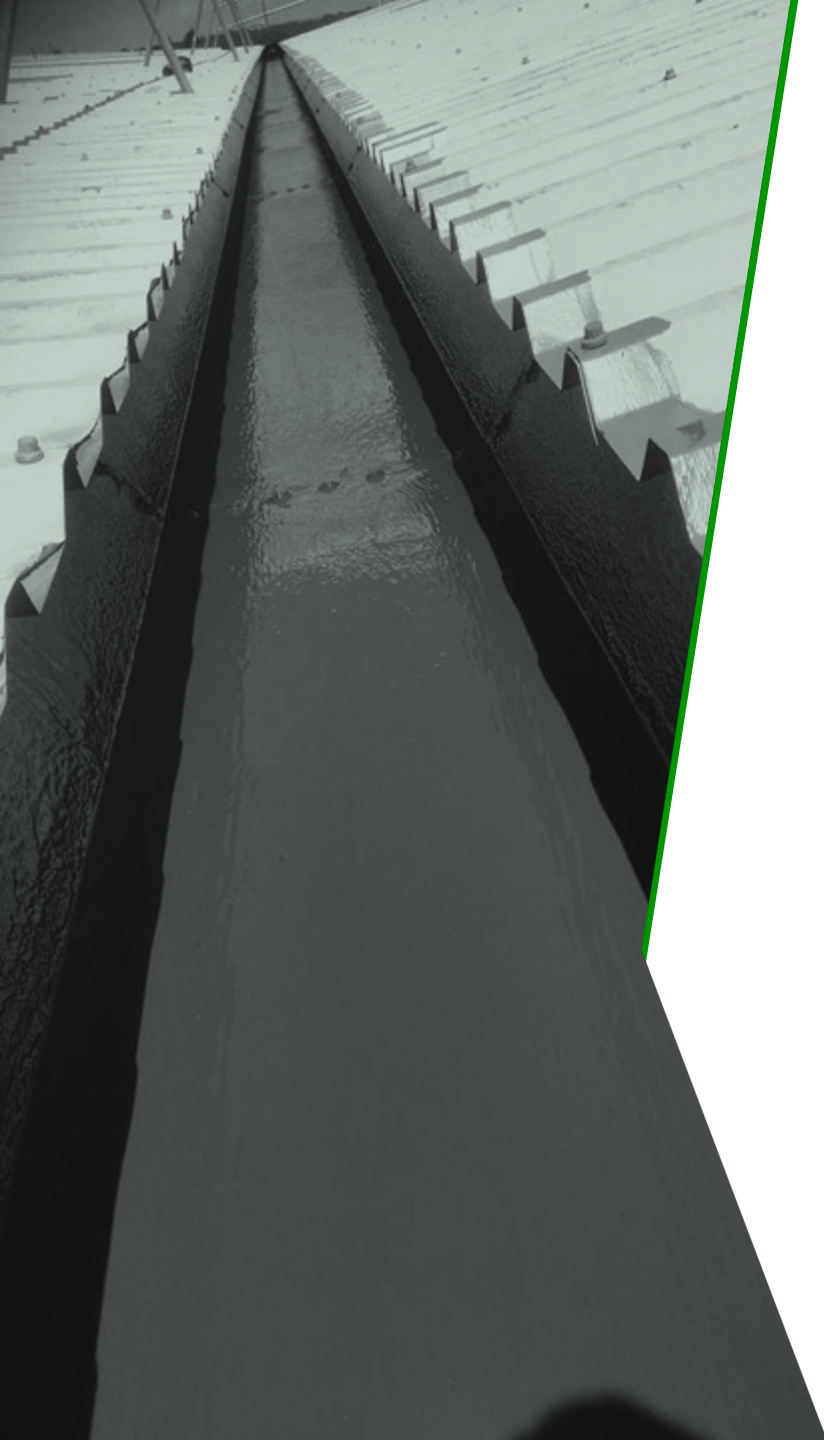
Gutter Joint Repair...

Watertight and flexible seals to accommodate building movement

Standing water within the gutters accelerate the corrosion of bolts and poorly installed or twisted gutters can cause the gutters to leak at the joints. This is a very common problem with commercial gutters and can cause damage to the building fabric or lead to internal water ingress.

Tritec Building Contractors are able to offer market leading systems that can provide a fully bonded external joint, the systems are very flexible and can accommodate all normal gutter movements. All works carried out will ensure a watertight seal and covered by a manufacturers guarantee.





Liquid Gutter Systems...

Seamless treatments that extend the life cycle of commercial gutters

Commercial rainwater systems are designed to allow a specified flow rate to ensure that rainwater is collected and then drained away from the roof efficiently, however over time and without regular maintenance the gutter systems can degrade, this is due to constant wear and weathering, if the gutters are not maintained then they can cause issues with standing water that can build up to cause leaks and even overflow entering the building cavities causing long term internal damage to the buildings interior.

Standing water also encourages vegetation to grow in the gutters, adding weight strain to the buildings structure and roots causing damage to gutter joints and sealants.

If caught in time commercial gutters can be refurbished and persevered using a seamless coating system, this services includes a thorough clean of the gutters removing all dirt and vegetation, rust treatments, sealing of the gutter joints and a complete coating system to encapsulate and preserve the gutter lining, these liquid coating systems are designed to extend the life cycle of commercial gutters by at least 15 years and come complete with a manufacturers guarantee.

We also offer this service on newly installed gutters during the building construction phase as a leak prevention treatment.

Tritec building contractors are approved applicators of many UK leading systems and work closely with the manufactures and distributors to ensure all works completed are quality assured with inspection and sign off.

Bespoke Gutter Lining Systems...

Watertight and flexible seals to accommodate building movement

Standing water within the gutters accelerate the corrosion of bolts and poorly installed or twisted gutters can cause the gutters to leak at the joints. This is a very common problem with commercial gutters and can cause damage to the building fabric or lead to internal water ingress.

Unlike the liquid applied systems the physical liners are designed to overlay the exiting gutter lining system with custom designs to fit around the the outlets and stop ends.

Tritec Building Contractors are able to offer market leading systems that can provide a fully bonded external joint, the systems are very flexible and can accommodate all normal gutter movements. All works carried out will ensure a watertight seal and covered by a manufacturers guarantee.

These types of systems are generally provided with a longer guarantee period than that of a liquid applied system and some are provided with up to a 25 year guarantee.



Metal Pitched Roof Services

Comprehensive services for the maintenance, refurbishment and replacement of metal commercial roofs.

► Cut-Edge Corrosion Treatments

Preventative liquid treatments for roof and cladding sheets to address cut corrosion and prolong the lifespan of the roof or cladding.

► Liquid Coating Applications

For the complete encapsulation of roof sheets ensuring a weather tight coating that will continue to protect from corrosion and weathering for up to 40 years.

► Over-Sheeting & Roof Replacement

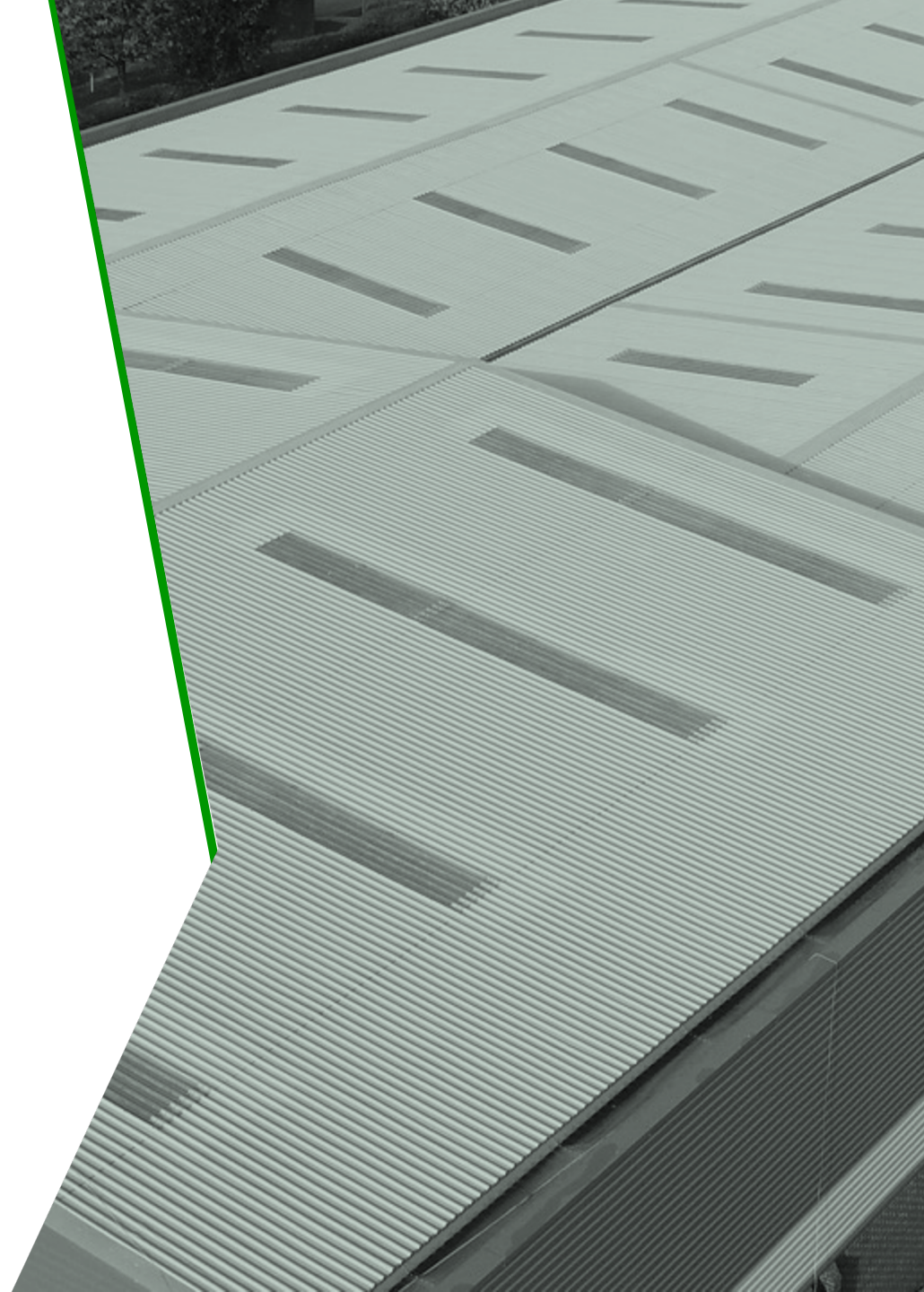
We offer a comprehensive range of metal roofing services from over sheeting to strip and replace.

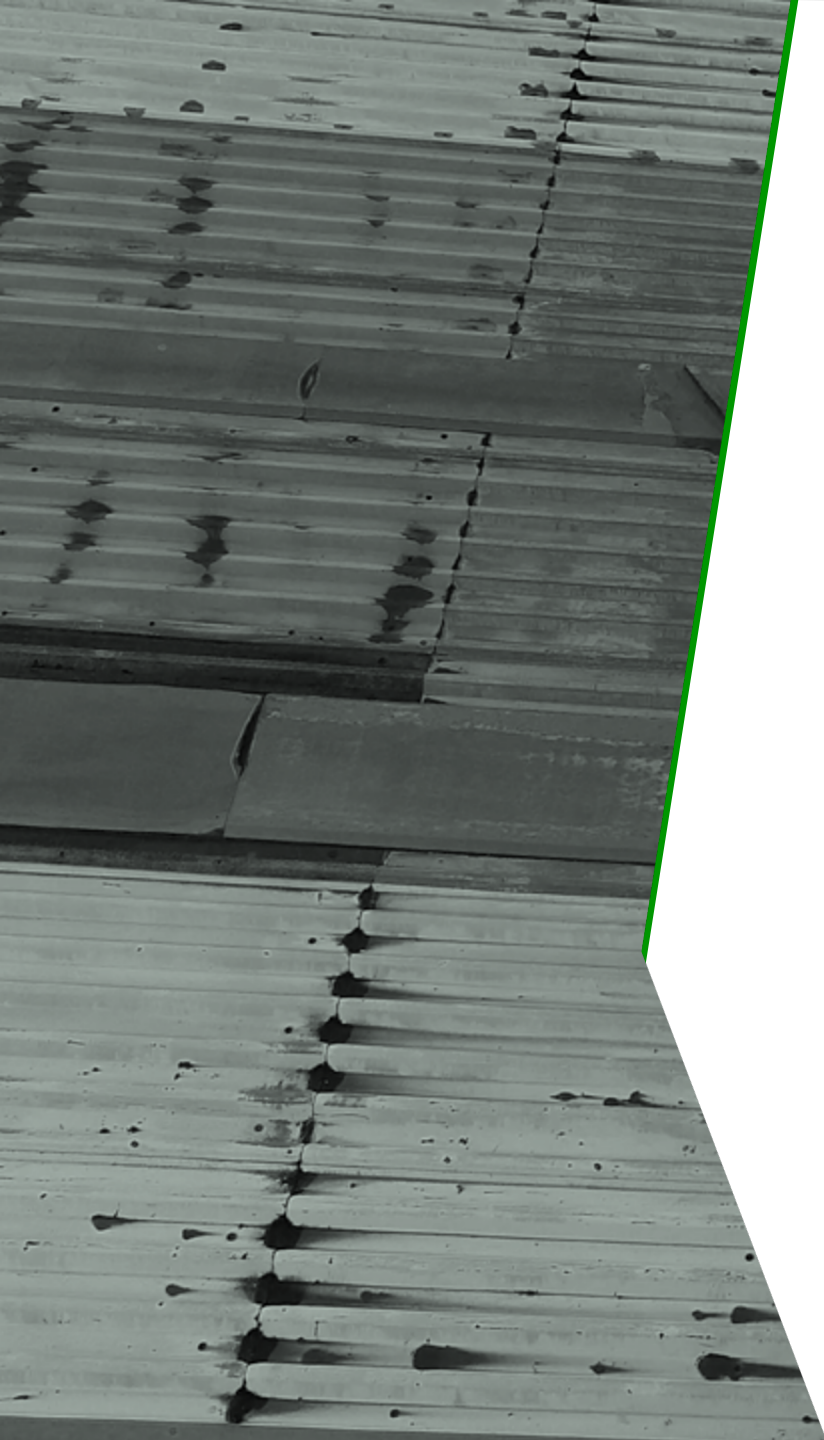
► Metal Roof Sheet Cleaning

Professional and cost-effective cleaning solutions for commercial metal pitched roofs.

► Reactive and Preventative Maintenance

Installation of bespoke linings to fit the buildings existing gutter channels.





Cut-Edge Corrosion Treatments...

Corrosion treatments to prolong the lifespan of cladding & roof sheets

Cut-Edge Corrosion is inevitable on metal roof systems and is caused by the factory applied coating system that peels away at the cut edge of the sheets and will general appear at the unprotected edges such as laps joints and gutter overhang and eaves, it is also common on the cut ends of the ridge capping and hip flashing sections.

As the coating peels away it exposes the sheet alloy and once exposed to the elements begins to corrode, this is also common with vertical wall cladding that have been sheeted and over time succumbs to peeling and corrosion.

Cut-Edge corrosion isn't always detected straight away and can cause leaks, compromise roof integrity and destroy the weatherproof seal.

If caught in time Tritec Building Contractors can provide proven effective treatments, by removing the peeling coatings, grinding back the corrosion and applying one of our many approved systems.

After successful application we are able to offer manufacturer guarantees of up to 15 years and prolonging the lifespan of the roof sheets or cladding.

Metal Roof Coating Systems...

Extending the life cycle of Metal Commercial Roof Systems

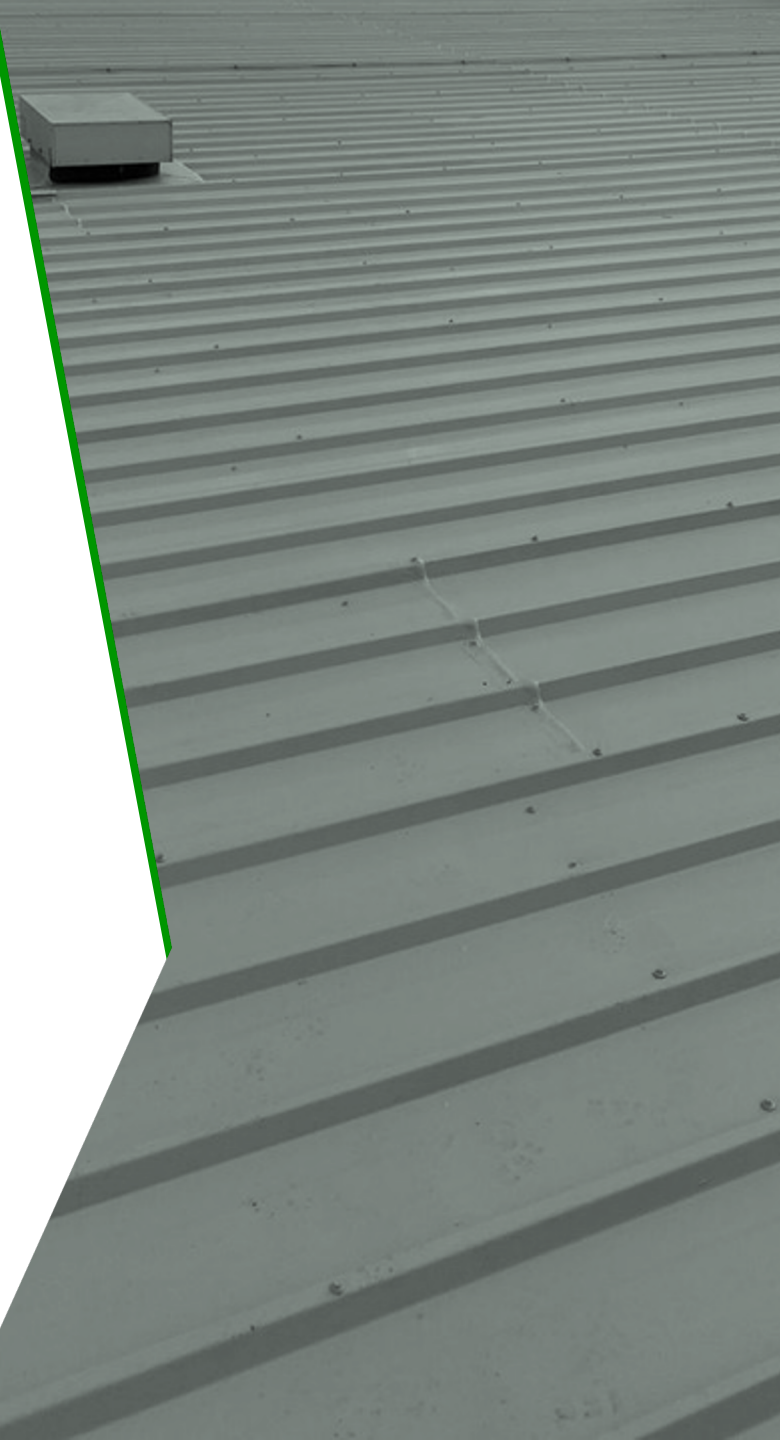
As with any commercial building maintenance is an essential element of ensuring that your building doesn't sustain any long-term defects that will eventually lead to expensive remedial works, however as with most commercial metal roofs it will eventually need some type of major investment to extend its life cycle, one of the more cost effective ways of doing this is by applying a complete roof coating system, its generally a more practical solution than over-sheeting or a complete roof replacement in regards to less disruption to building occupants.

We also offer these services on newer roof surfaces which have been effected by either coastal or industrial corrosion acceleration, or on factory applied roof coatings that have had colour pigments issues and that leave an undesirable finish. Thus ensuring that a suitable coating that is fit for purpose has been applicated and preventing any potential issues in the future.

Tritec Building Contractors are approved applicators of the UK's leading roof coating systems and highly recommended and experienced in their application.

Liquid roof coating systems generally consist of a thorough roof clean, cut-edge corrosion treatments and the encapsulation of the roof fixings, this is all completed before the entire area of the roof sheets are either sprayed or rolled.

Liquid roof systems will encapsulate the complete roof with a weatherproof system that will extend the life cycle of the roof sheets for up to 30 years and complete with a manufactures guarantee.





Roof Over-Sheeting & Replacement...

Metal roofing services for commercial refurbishments

We deal with projects in which the roof is beyond economical repair or requires the structure to be in line with recent building regulations.

For the majority of commercial building refurbishments we are able to offer our liquid coating services to extend the life cycle of the roof sheets, however there are cases whereby the corrosion and general degradation of the roof has compromised the structure and integrity of the roof and the only option is to strip and replace, or there may be circumstances where water ingress is causing leaks throughout the building and requires so much complex and expensive remedial works that over sheeting the roof with a new skin becomes a more economical solution.

Tritec Building Contractors can offer various roofing services to remove, replace and over-sheet commercial roofs at very competitive prices.

Metal Roof Cleaning...

Professional and cost effective roof cleaning solutions

Good maintenance routines are essential for commercial properties and keeping them clean not only looks good but can increase the lifespan of the roof, reduce remedial works and add value to the property.

Metal pitched roofs can build up organic matter which holds moisture this in return is not only going to accelerate the rate of any corrosion to the sheets, attract bugs and wildlife, but add considerable weight to the buildings structure.

It is imperative that commercial roofs in corrosive environments such as coastal and industrial are cleaned regularly to remove soluble salts, chemicals, solvents, grease and oils, as this can cause long term wear and damage to the protective coatings of the sheets.

Tritec Building Contractors can offer a range of cleaning methods to ensure that we can remove all hydrocarbons, plant growth and atmospheric staining leaving the roof surfaces thoroughly clean and free of all soiling and contaminates.





Reactive & Preventative Maintenance

Essential roof services for on going maintenance & call outs

Others such as our cleaning, coating and corrosion treatment services make up a large majority of our metal roof maintenance services, however we also offer the following complementary services:

- **Tighten / Replacement of Roof Fixings** - These can corrode, become loose or generally be missing, if so, they can be a source of water ingress or allow the roof sheets to lift at the laps during high winds.
- **Fixing Bolt Head Encapsulation** - As above fixings can corrode or or integral rubber seals can perish so rather than replace fixings, we can treat them and apply a silicone-based sealant over the heads to keep them water-tight.
- **Replacement of Foam Fillers** - Foam fillers at the ridges, hips and eaves of the roof can become dislodged and leave open cavities into the roof structure.
- **Leak Detection** - When there is water ingress into a building, we can attend site and investigate to try and locate the source of the leak, this is generally conducted via flood tests and the process of elimination. We are then able to produce a full report with recommendations.
- **Redundant Flue Penetration Repair** - During dilapidation projects most unwanted flues tend to be removed from the roof, a patch repair or full sheet replacement can be undertaken to seal the roof internally and externally.
- **Sealing of laps and Joints** - Overtime roof sheet seals such as butyl can slowly lose their adherence, perish or other seals may become damaged due to animal attack. We can use a range of industrial grade sealants to make good and reseal vulnerable areas to the roof.

Cement Fibre Roof Services

Comprehensive services for the maintenance, refurbishment and replacement of metal commercial roofs.

► Cement Fibre Roof Cleaning

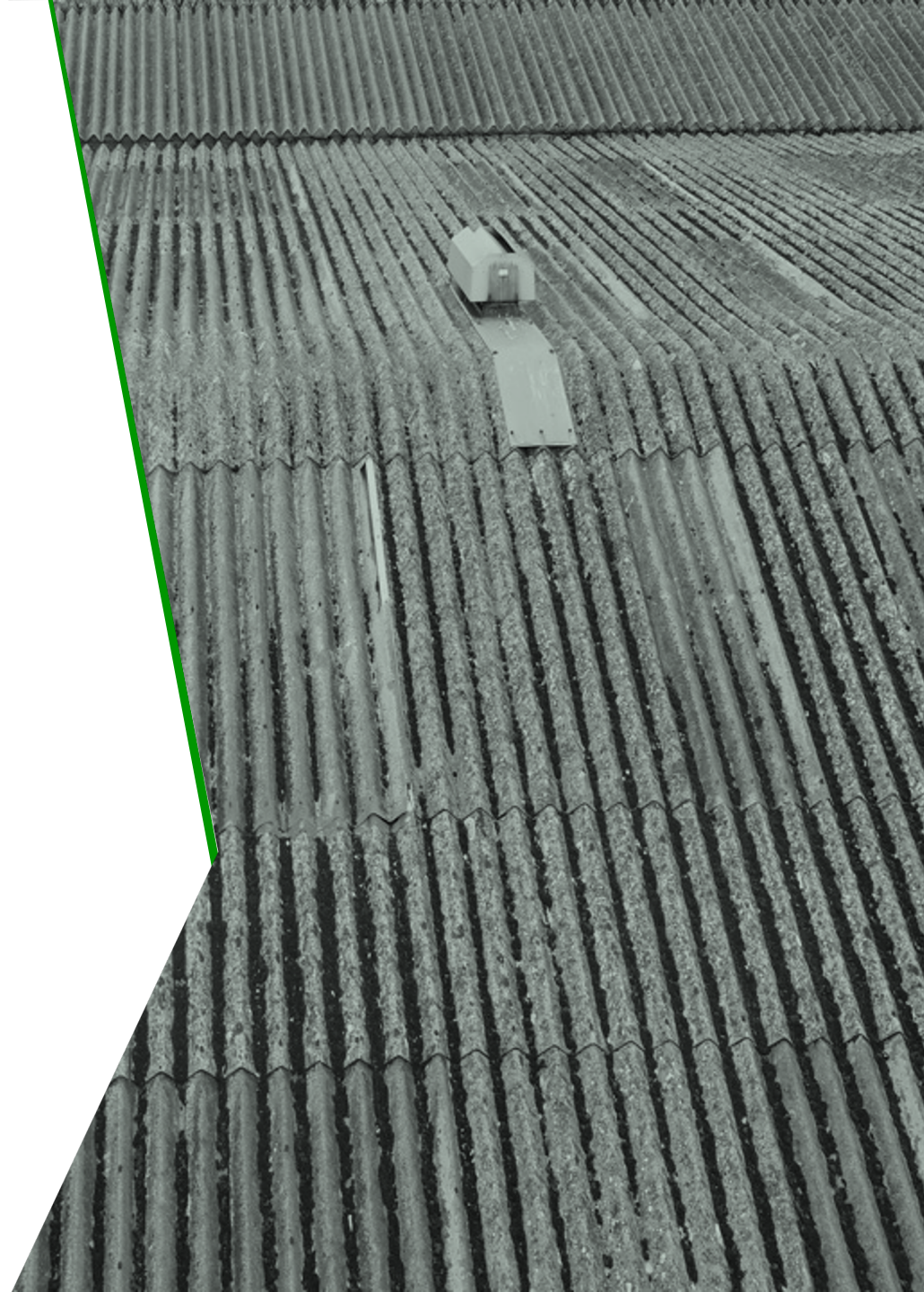
Specialist services for the safe cleaning of fragile and hazardous roof surfaces.

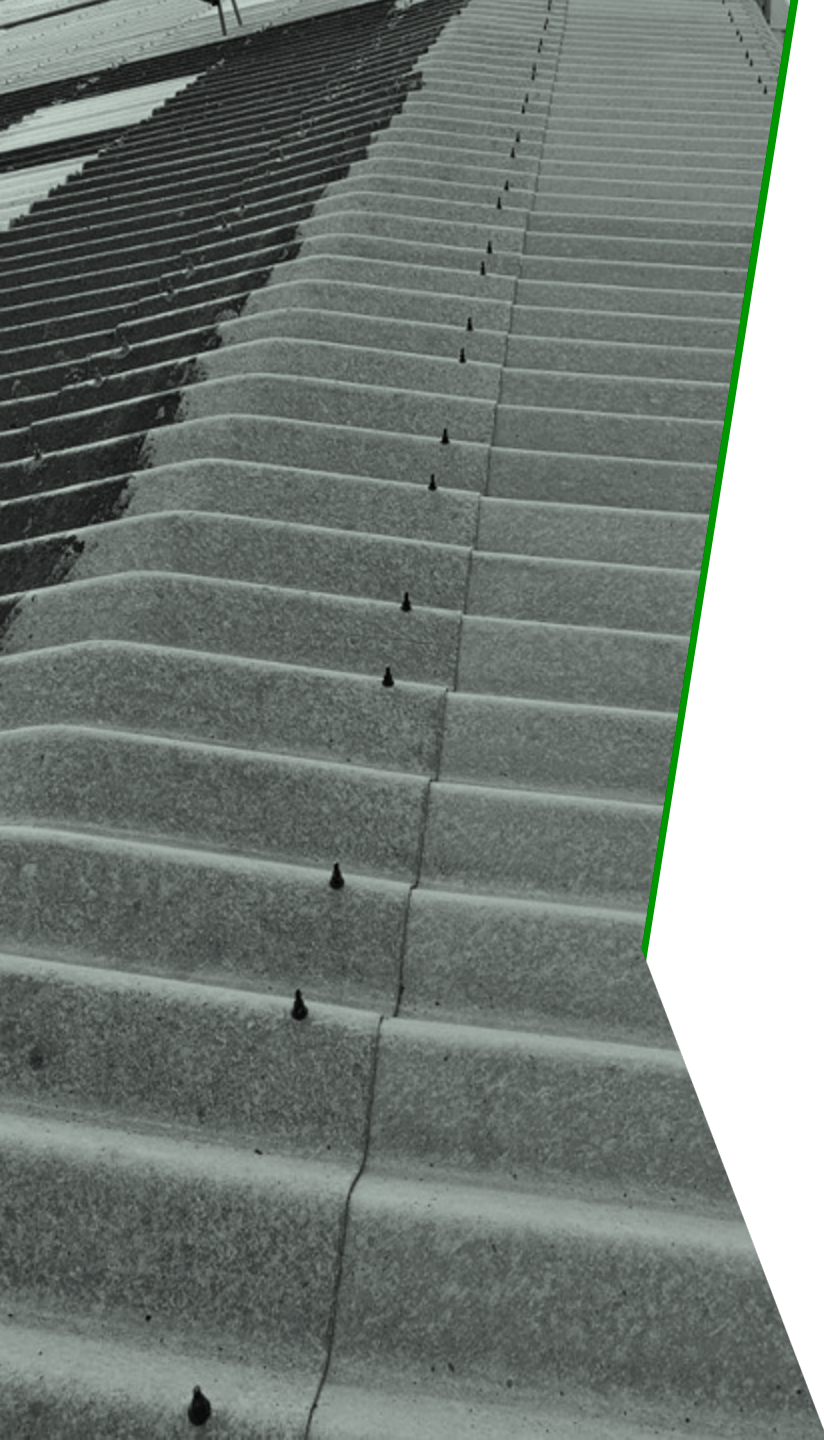
► Liquid Coating Encapsulation

Liquid applied coatings for encapsulation of cement fibre roof sheets.

► Cement Fibre Sheet Repair

Long-term repair solutions for cement fibre roof sheets.





Cement Fibre Roof Cleaning...

Safe cleaning services for fragile and hazardous roof surfaces

Due to the level absorption of rainwater on cement fibre sheets, they are prone to organic fungal growth such as moss and lichen, this can cause the roof surface to look unsightly, hold moisture and put extra weight bearing strain on to the structure. The organic matter then holds the moisture causing rot and can also cause the sheets to crack in sub zero temperatures, this is owing to the the rainwater water not running off the roof area as designed and intended, it is then absorbed by the sheets which crack as the water partials freeze and then expand.

Due to the amount of asbestos fibers that are associated with these types of sheets it is important that safe and planned methods of cleaning are adopted to prevent disturbing the asbestos fibers. Anyone looking to carry out cleaning on cement fibre roofs must also take into consideration that they are fragile roof structures so again methods must be opted to ensure that any weight on the roof is distributed via staging boards and that enough fall protection is fitted to the underside and perimeter of the roof.

Tritec Building Contractors offer safe and competent services for the appropriate methods of cleaning cement fibre roof sheets, these methods depending on survey and risk assessment may include Fungicidal, Wet Scrape, Closed box, Steam or low-pressure jet wash.

When carrying out these cleans, we will isolate the rainwater goods and then disconnected the outlets so that any slurry and contaminated water is collected in containers and not allowed to enter any standard drainage systems. The containers are then disposed of as per local legislation and licensed waste carriers.

Cement Fibre Roof Coatings...

For the encapsulation of cement fibre roof sheets

Cement fibre roof cleaning and maintenance by its nature can be an expensive operation due to level of caution needed when accessing and cleaning such fragile and hazardous roofs. However, like any commercial roof it is still vital that they are regularly maintained to prevent larger scale or long-term damage that will require a much larger investment to resolve.

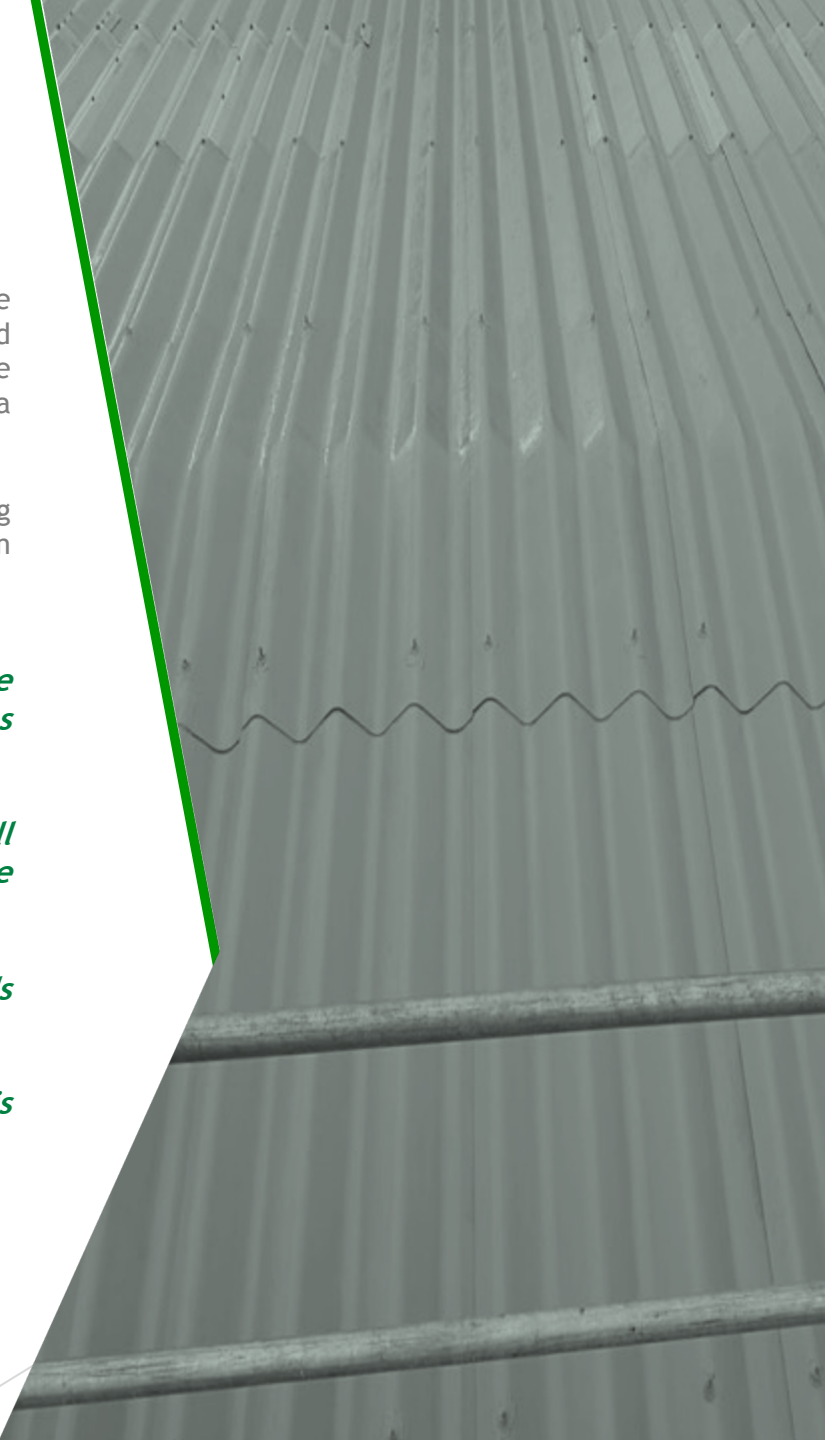
Due to the absorption rate of water cement fibre sheets are notorious for hosting unsightly organic growth such as moss and lichen, this can potentially cause long term damage such a rot and cracks within the sheets.

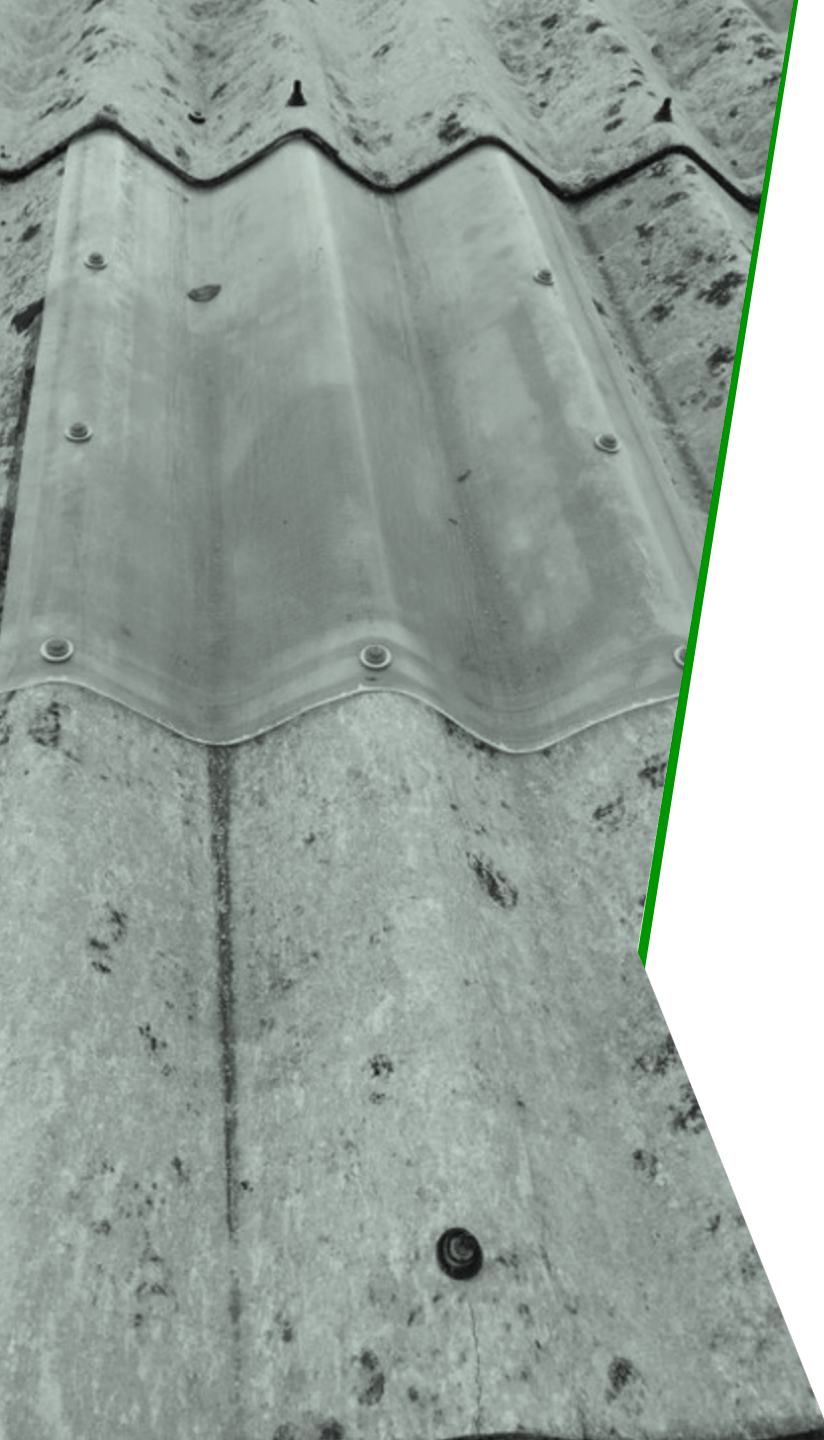
Tritec Building contractors can offer liquid coating systems that can be applied to the cement fibre sheets, these type of silicone-based systems encapsulate the panel and offer a host of benefits.

The main benefit is that with the cement fibre sheets encapsulated all asbestos fibers will be contained allowing for standard maintenance protocols and reducing the costs of regular maintenance.

In general the liquid applied coatings form a water-resistant film that repels water and are impervious to fungal growth.

Being an approved applicators of UK leading manufacturers we can offer this service complete with up to 20 years guarantee.





Cement Fibre Roof Sheet Repair...

Practical long-term solutions for the repair of cement fibre sheets

It can be a tricky business when dealing with the removal or repair of cement fibre sheets owing to the hazardous classification and heavy regulation associated with such works.

However these types of sheets can present sources of water ingress if cracked or if redundant penetrations are not addressed correctly.

Tritec Building Contractors can offer repair methods to deal with cracked sheets or able to over sheet any redundant roof penetrations using GRP sheets. All our methods ensure minimum or no disturbance to the sheets ensuring no aggravation of the asbestos particles contained within the fibers.

We also can offer various other services associated with cement fibre roofs such as hook bolt encapsulation and the application of sealant to laps joints.

Flat Roof Services

Essential service for the maintenance and refurbishment of flat roofs

- ▶ **Flat Roof Cleaning**

Efficient cleaning services for flat roof surfaces.

- ▶ **Flat Roof Liquid Coatings**

Liquid applied coatings for the refurbishment of flat roofs.





Flat Roof Cleaning Services...

Efficient flat roof cleaning services

Just like any other commercial roof it is essential that flat roofs are maintained in order to keep them clean and prolong the longevity of the applied substrates. Flat roofs can hold a large volume of standing stagnant water and cause algae to grow throughout the surface of the roof which can be unsightly and cause the roof to be very slippery.

Tritec Building Contractors can offer various cleaning methods for flat roofs depending on its condition at the time of survey.

We can also offer the removal or replacement of gravel to asphalt roofs if required, along with any liquid patch repairs.

Flat Roof Liquid Coatings...

Offering flat roof refurbishment and repair with liquid applied coatings

With regular maintenance a flat roof should easily match the lifespan of your building and liquid applied coatings make it even easier and more efficient in protection.

The preparation and the application of liquid coating systems to existing flat roof substrate can present a far more economical solution than replacing the existing roof, also the latest advancements in liquid roof coating technology such as with a PMMA system can present a more durable option over traditional systems.

Tritec Building contractors can offer a variety of liquid coating systems for the refurbishment of different flat roof substrates such as concrete, timber, asphalt and previously coated surfaces.

The services that we offer allow a full roof refurbishment without the need to lift or remove parts of the existing substrate, ensuring little disruption to the occupants as possible.

We are also able to offer odorless systems if required and can supply guarantee's of up to 30 years.



GRP Roof Light Services...

Commercial Rooflights services from refurbishment to replacement.

- ▶ **GRP Roof Light Cleaning**

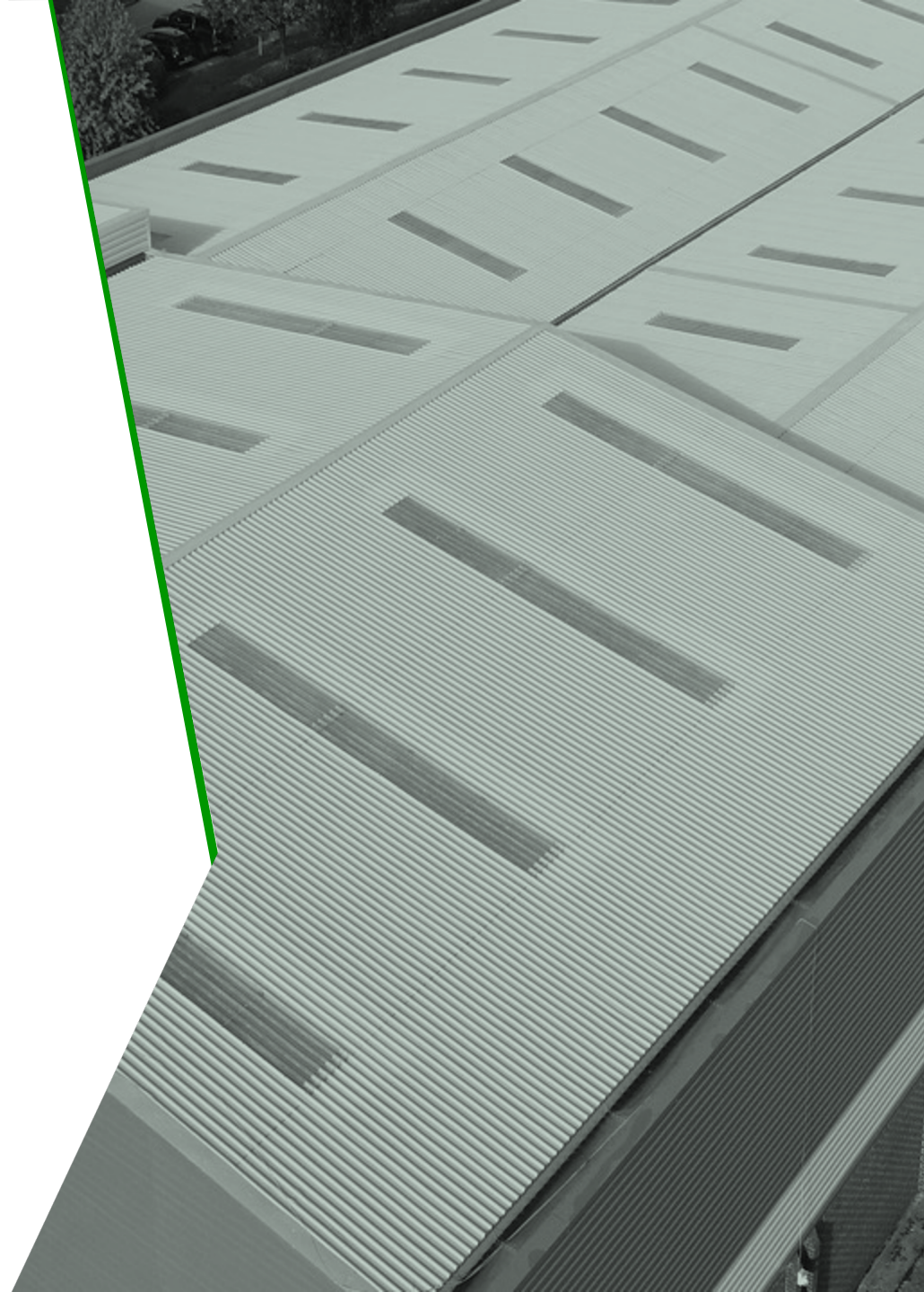
Commercial cleaning services for the cleaning of GRP roof lights.

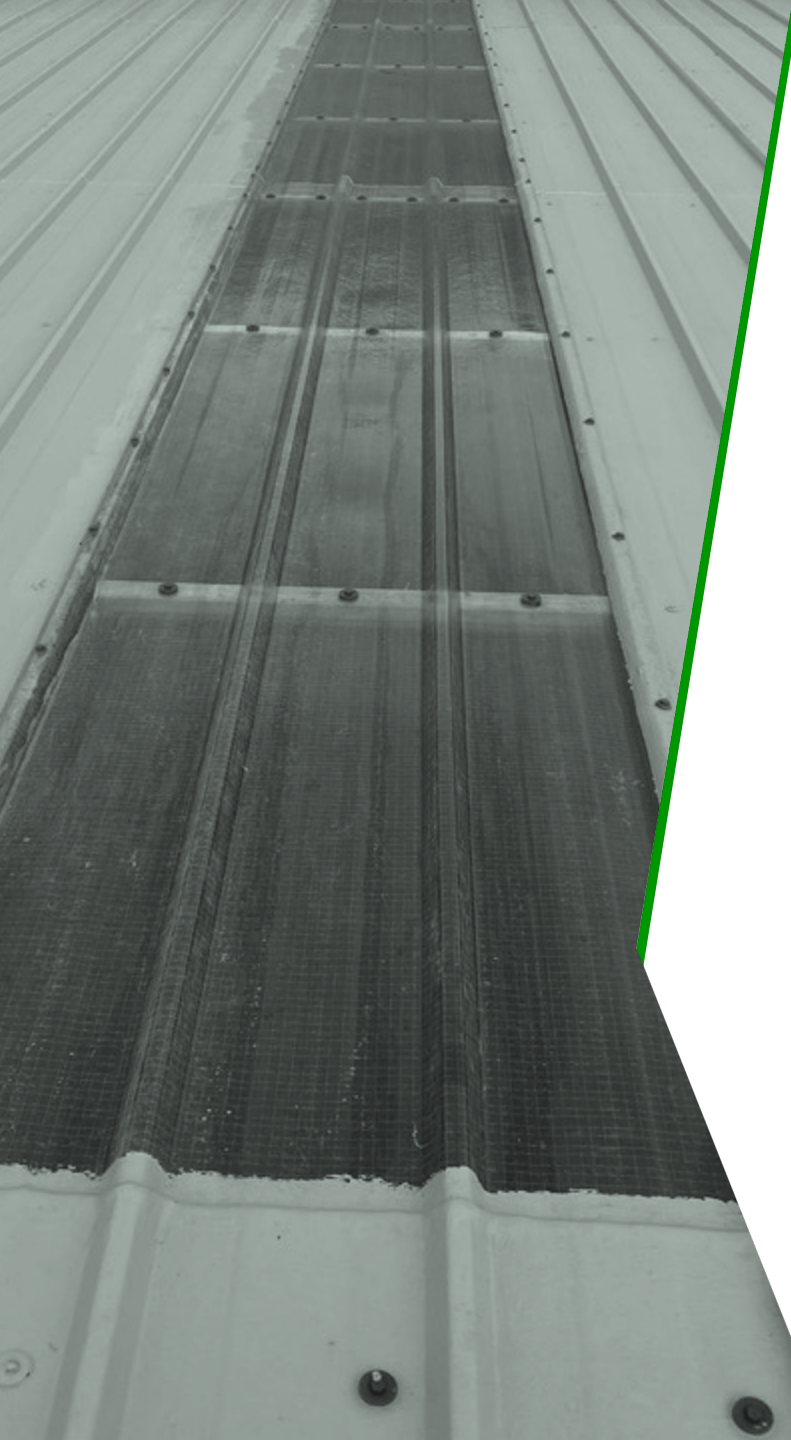
- ▶ **GRP Roof Light Refurbishment**

The application of specific resins for the refurbishment and restoration of GRP roof lights.

- ▶ **GRP Roof Light Replacement**

Services to provide the replacement of GRP roof lights skins.





GRP Roof Light Cleaning Services...

Commercial GRP roof light cleaning

Regular maintenance and cleaning of commercial GRP rooflights will ensure that they continue to transmit day light in the building maximizing natural light and reducing energy bills, if left unmaintained they can become soiled and a harvesting ground for organic matter such as moss and lichen.

Tritec Building Contractors can offer fully self-sufficient cleaning services as a one off clean or as part of an ongoing maintenance service.

GRP Roof Light Refurbishment...

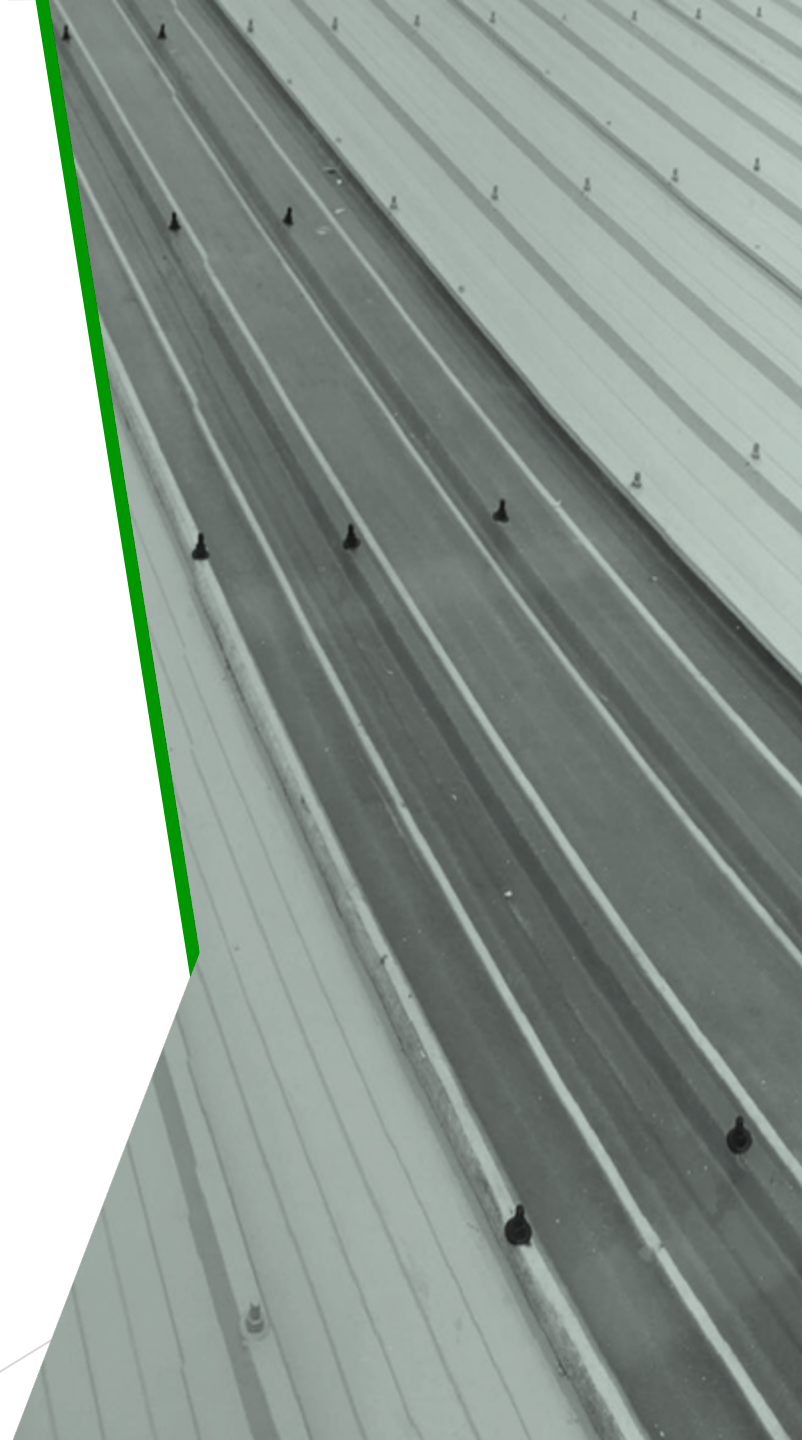
Efficient treatments for the refurbishment of commercial GRP roof lights

Overtime the protective gel applied to GRP roof lights during manufacturing wears away due to weathering in the elements, this can generally leave the roof light fragile and prone to damages such as cracks. The most common issue is that the roof light translucency is effected as the substrate becomes opaque reducing the amount of day light that is transmitted into the building.

Tritec Building contractors can attend site in order to provide a survey and if caught in time able to offer these services, we are approved applicators of several industry leading systems.

In order to restore the lights they will be thoroughly cleaned before a restoration resin is applied generally by brush, the resins are designed to provide a tough durable finish with a degree of impact resistance, they will also provide many years of erosion and weather protection.

The coatings are very flexible, some having crack bridging capabilities and once fully cured it will a clear protective finish that can be guaranteed for up to 10 years.





GRP Roof Light Replacement Services...

For the replacement of perished or opaque GRP roof lights

Commercial GRP rooflights will deteriorate and start to perish over time, however if caught in time we would be able to offer our roof light refurbishment services. If they are beyond economical repair or too opaque to transmit enough natural day light, then normally the best option is replacement.

When GRP roof lights are not maintained or checked then there is a danger that the roof lights could perish and be subject to cracks or bird attacks, this leads to water ingress and leaks into the interior of the building.

Tritec Building contractors can offer services to remove the existing defective or perished skins and replace with new like for like. In the majority of cases and because the outer roof light skins take the brunt of UV exposure and erosion, we are able to just clean the top side of the inner skin once we have access by removing the top layer of the lights.

We can provide these services for a variety of roof types and able to upgrade specification to man safe skins if required.

Commercial Cladding Services

Commercial Rooflights services from refurbishment to replacement.

► Commercial Cladding Cleans

Comprehensive cleaning services for commercial cladding to remove dirt, traffic films and industrial fall out.

► Cladding Painting & Coatings

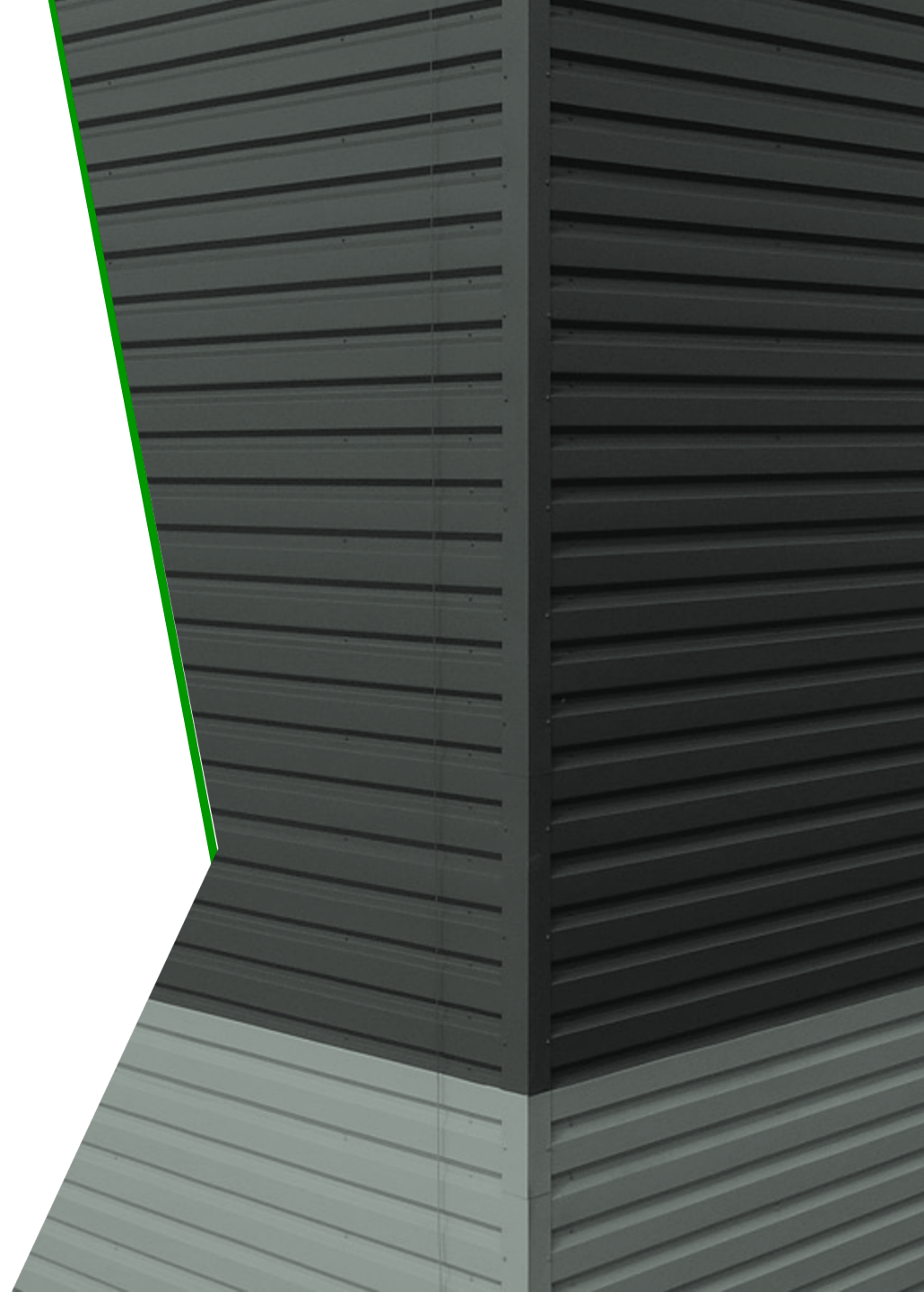
Specialist application of protective coatings to extend the life cycle of commercial cladding systems.

► Cladding Installation & Over Sheeting Services

Services for the replacement of cladding sheets and panels, over sheeting existing systems or for the stripping and installation of new.

► Cladding Repair Services

Skilled services for the repair of cladding panels that have been damaged via impact, scratched or making good of redundant service penetrations and or fixing holes.





Commercial Cladding Cleaning Services

Cleaning services that can extend the life cycle of your cladding systems

At Tritec we understand the importance of presenting a clean building to your visitors and clients, as soiled cladding can look unsightly and mask potential issues such as corrosion and perishing fixings.

Also if not cleaned regularly bird droppings can cause long term coating damage to your panels as their droppings often contain enzymes that eventually eat away the coatings and expose the alloy and lead to premature corrosion.

Tritec Building Contractors offer a verity of cleaning methods to deal with any projects on an individual basis and tailored to the client's individual requirements. We can offer a one of clean or our cleaning service as part of a planned maintenance package to ensure ongoing cleaning and monitoring.

Differing environments present their own contaminations and issues, for example coastal environments present high levels of soluble salts, industrial environments present chemical fall out and high levels of traffic film, rural areas can lead to high levels of organic matter from nearby tress, algae and moss, these can all lead to premature corrosion of the cladding systems if not cleaned regularly.

Regular cleaning can lead to a longer lifespan of your cladding system and prevent expensive treatment or works to tenants when dealing with dilapidation works on expiry of your lease.

Cladding Painting and Coating Services...

The application of industry leading coating systems to commercial cladding systems

When factory applied coatings come to reach the end of their life cycle it can be quite an expensive and inconvenient option to over sheet or replace the cladding systems to commercial buildings, however some systems may reach the end of their life cycle prematurely owing to accelerated corrosion and erosion, this can be due to lack of maintenance and or being located in harsher environments such as coastal and industrial.

When the cut ends of cladding start to corrode or the fixings start to perish it can cause the building to look unsightly, lead to water ingress or compromise the stability of the cladding system.

Tritec Building contractors can attend site in order to provide a survey and if caught in time able to offer our industrial coating services, we will thoroughly prepare the cladding system by removing any loose coatings, treat corrosion to the sheets and fixings, fully wash down the cladding to remove all soluble salts and contaminates.

Once the relevant level of preparation has been completed, we can apply one of our recommended coating systems leaving the cladding system rejuvenated and extending the life cycle for up to 25 years, all of the cladding coating systems that we apply are backed by a manufacturers guarantee.





Cladding Installation & Over Sheeting...

For the replacement or over sheeting of commercial cladding systems

Once commercial cladding systems have reached their life cycle or have been compromised due to design faults or due to lack of maintenance, it can become no longer viable to restore or save the existing cladding system.

Other reasons for over cladding can simply be that the existing cladding system is dated and requires a face lift to fit in with other building designs in the area.

Tritec Building Contractors can offer these services regarding over sheeting existing cladding systems and incorporating new watertight detailing such as flashings, parapets, etc.

We can also offer services to strip of the existing cladding and install new sheeting to the existing fixing points and structure.

We also offer services to replace only badly damaged panels, flashing details and drips with new sections if required, this is something that we can also offer prior to one of coating services.

Cladding Painting and Coating Services...

Efficient cladding repair services for a variety of cladding types

Cladding panels can become damaged, this can be due to on going impact damages over time or to newly installed panels caused by other trades during the construction phase, some panels such as composite panels at low level can be unpractical to replace due to having to remove other panels or even services to get access.

Panels such as cold room or hygienic panels may also require on going annual maintenance to ensure that all scratches and dents are filled to prevent bacteria harvesting in areas that routine washes can not fully remove.

Tritec Building contractors offer a range of cladding repair services and can offer bespoke repair methods for the following:

- **Composite Panels** - We can fill and spray panels that have been impact damaged or have redundant fixing holes, even to profiled panels with a micro rib finish.
- **Trapezoidal Cladding Sheets** - Using tools such as dent puller we can pull as much damage as possible and then fill and respray.
- **Food Safe / Cold Room Panels** - We are able to repair and respray these types of panels, we use dust free preparation methods and water borne products to prevent any contamination to food production areas, we also ensure that the product is chemical resistant to ensure any repaired and coated areas can be cleaned as part of our clients standard cleaning process without compromise.
- **Fire Wall Panels** - Again using a range of repair methods as above, we can repair scratched and dents, but offer a coating system that will not comprise the fire standards of the panels.



PPC & Glazing Frame Refurbishment...

PPC Refurbishment and coating applications to glazing frames

UV degradation to Powder Coated frames is a common issue and over time become very 'chalky' leaving a white powdery residue that can be very unsightly and allow water to saturate into the coating.

It is also common that during refurbishment project that building owners or tenants may require frame colours to be changed to new corporate colours or modernist to suit or match surrounding buildings.

Tritec Building Contractors offer the following services:

- ***PPC Restoration*** - Using a non sacrificial resin such as Bromoco that is applied to prepared frames that will rejuvenate the original colour and leave a protective coating that will not saturate any surface water, this system can also be applied to any other powder coated surfaces such as panels, it can also be applied to anodised and stainless steel if required.
- ***Glazing Frame Coatings*** - A complete respray service for refurbishing glazing frames to commercial buildings, curtain walling and shop fronts, should a full refurbishment be required or a corporate colour change, the surrounding areas are masked, and the frames are sprayed in situ.
- ***On site glazing frame repair*** - Remedial service for damaged glazing frames such as timber, powder coated aluminium or anodized frames, we are able to fill any damages such scratches, holes or dents and respray in a colour matched coating to blend in with the existing frames, this is service is commonly used during the construction phase of new build projects.
- ***Gasket Replacement / Repair*** - We are able to offer services to repair or replace damaged or perished gaskets as part of the above services.

We can also offer a general architectural spraying service to extend these to other elements of the building such as personnel, fire exit, lift and delivery delivery doors if required.

Planned Maintenance Packages...

Annual building envelope cleans with our 15-point check and administration

On going planned maintenance is key to ensuring your building fabrics meet and extend their life cycle expectancy, these services are also essential if commercial building tenants want to ensure lower cost dilapidation works at the end of their lease, as an unmaintained property can lead to extensive long-term damage and issues that inevitably will need to be made good at great expense.

Tritec offer valuable planned maintenance services which typically include the following:

- **Roof Clean** - Full wash down of roof sheets and roof lights.
- **Gutter Clean** - Removal of all debris, vegetation and slurry build up in the gutters and flush through all rainwater goods to leave free flowing.
- **Cladding Clean** - Full clean of vertical cladding and associated doors such as delivery goods doors and fire exits, this excludes any sparkle shine cleaning to glazing.

Whilst undertaking the above cleans, our operatives will carryout our full 15-point inspection of the building envelope, each inspection will consist of a full photographic report being produced, all findings will be documented and mapped out on drawings to provide a full historical audit trail, the contract will also allow for Tritec to produce a file within the buildings O&M manual for reference of all reports and any remedial works recommended or carried out.

Just as you would MOT a vehicle, we will effectively check your building during each clean and provide a list and report for any advisable works along with the associated costs for consideration all without any obligation.





Our 15-Point Check Includes...

Planned maintenance continued...

1. **Check of all roof and cladding fixings** - Fixings can come loose over time, their seals can perish, and the fixings can corrode, leading to loose sheets that can lift in windy conditions and lead to water ingress.
2. **Check of foam fillers** - Foam fillers inserted in the cavities at the ridges, hips and eaves can become dislodged and come loose, they can also block rainwater goods if they come away completely and are washed into the gutters.
3. **Check of cut edges to roof and cladding sheets** - Over time the factory applied coatings at the cut edges of the panels will curl back allowing the sheets alloy to be exposed and begin to corrode, this is also common with flashing sections.
4. **Investigation of any reported leaks** - Any reported leaks will be investigated whilst we have access to the areas, this will include a basic visual inspection, if the source of leak can not be found, then we can advise of costs for a flood test to the areas in question.
5. **Check of roof light condition** - GRP rooflights can be a source of on-going water ingress, so all seals will be checked, the GRP can also erode and break down due to UV degradation causing them to become opaque and reduce the amount of natural sunlight entering the building.
6. **Check of seals and penetration** - All service penetrations and seals such as dektites will be checked to ensure they are watertight.
7. **Check for general corrosion spots** - Visual check over all coated cladding, roof sheets and flashing details for signs of spot corrosion.
8. **Check for impact damages and fixing holes** - Over time cladding sheets can get damaged or when fixings are removed can leave exposed areas looking unsightly and open to corrosion.
9. **Check joints in gutters** - Over time with building movement the gutter joints can open causing leakage or the fixings may corrode allowing for further movement of the gutter sections.
10. **Check condition of gutter liners** - A general check of the gutters to ensure that there is no untreated corrosion of issues.
11. **Check gutter outlets** - Check all outlets within the gutter to ensure all is in good order, including any balloon cages and filtration.
12. **Check down pipes** - Inspection of all downpipes to ensure all seals are tight and that they are damage free.
13. **Check of mastic joints** - Inspection of any applied mastics within the building expansion joints as these can perish and lead to water ingress.
14. **Check of existing any bird control** - Checks to all bird control for damage or missing parts, holes, etc.
15. **Check of glazing gaskets** - Full inspection of mastics and EPDM glazing gaskets, as these can perish or become loose.

Surveying & Consultancy Services...

Offering our range of experience and advice for your commercial projects

Tritec have a wealth of experience in dealing with commercial refurbishment projects and fully understand the complexities of presenting realistic and cost-efficient solutions that add value for the end client, we can offer a comprehensive service to survey the project and offer a range of unbiased specifications for consideration and we'll even provide cost guidelines for each.

Having priced and dealt with many tenders we do notice that many specifications presented within the documents can be either outdated or proposing incorrect or unrealistic methods, being up to date within our industry we feel that we can be better positioned to provide more accurate information and best suited for the remedial or refurbishment works requested.

Providing a range of options and highlighting the pro's and cons of each is a great way of providing clear information to the end-client and enabling better educated decisions, based on the individual requirements that are best suited to the needs.

As a company we have assisted many professional businesses and organisations in providing detailed reports, surveys and information around the refurbishment of commercial building fabrics, our experience in regard to being able to survey, cost and carryout the works puts us in a good position to deliver competent solutions without having to filter through many different channels of communication, we simply attend site produce a report, recommended specifications and costs directly, saving time and money.

As always there is no obligation to award us with any works and we welcome healthy competition.

Should any works require further detail or be beyond our remit then we are happy to appoint specialists from within our network ensuring confidence within any information provided.





Project Management...

Competent project management services for building refurbishments

Tritec Building Contractors can offer various levels of management for commercial refurbishment projects, such as...

- **Supervisors** - When carrying out any work on site on a sub-contractor basis we are able to provide SSSTS supervisors to overlook the works and supervise our work force, the supervisors will be responsible for the day to day organisation and health and safety of our operatives and will liaise directly with site management on behalf of Tritec.
- **Site Management** - We have certified SMSTS site managers that we can supply as working management or office based, this can be as a service that we supply as Principle Contractor or to manage the site on behalf of the appointed Principle Contractor.
- **Contract Management** - Our Operations and Contracts Managers are appointed to deal with project management from site surveys through to administration, we operate directly with our appointed contacts to ensure minimal channels of escalation, ensuring quick turnaround times of specification, costings, information and labour deployment.
- **Principle Contractors** - We carry out the majority of our projects based on a sub-contract basis, however if the project mainly consists of works within our remit with no or little other trades then we are happy to take the project on as the Principle Contractor, this can often save the end client and Contract Administrator time and money.
- **Consultants** - We can also provide consultancy services for specification, guidance and independent advice on general building envelope refurbishment projects.

Guarantees & Aftercare ...

Ensuring that our clients receive the best ongoing support post project

At Tritec Building Contractors we ensure that our clients receive the best service possible from start to finish and even extending in to post project periods, when the works have been long completed. We are approved applicators of many industry leading systems meaning that their application by Tritec will be covered by a manufacturers warranty, each manufacturer or distributor will offer their own product specific guarantee with some providing up to lengths of 40 years.

Some manufacturers will offer a product only guarantee and others providing an insurance guarantee that will cover the full cost of any remedial works required under the guarantee period.

Please see below types of guarantee that are typically available with our services :

- **Manufacturers Product Only Guarantee** - These are standard product guarantees issued by the manufacturer, during and on completion of the works a representative will inspect the works prior to signing them off. This type of guarantee will only cover the cost of replacement materials due to product defects.
- **Insurance Guarantees** - These guarantees are only offered by a small selection of manufacturers and provided along side their standard product guarantee, it insures the full cost of putting right any defective works including all labour, materials and access equipment required. These are underwritten by an insurance company.
- **Manufacturers Single Point Guarantees** - These are guarantees that can be purchased at a premium based on the value of the overall contract, the manufacturer will cover all their products for a set period (typically 20-25 years) and just as an insurance backed guarantee will cover all costs to make good any defects, these are not underwritten by any insurance companies and are held directly by the manufacturer.
- **Third Party Insurance Backed Guarantees** - We can approach a selection of underwriters to insure the works being undertaken to any refurbishment product, again this comes at a premium based on the contract value and will cover all costs to make good any defects.
- **Performance Bonds** - Tritec are able to organise contract security bonds for large projects should the client request one, this bond is provided at a premium based on the total contract value and will provide security in protecting payments in the advance of goods or service being supplied and allow for collateral payments should Tritec not be able to complete our contractual obligations under any unforeseen circumstances.
- **On Going Maintenance Contracts** - Tritec can provide on going long-term maintenance contracts on building that have received our refurbishment services, this ensures that regular maintenance is carried out and that the building receives a health check annually, this service is not exclusive to buildings that have received works via Tritec and can be costed following inspection and survey.



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