



PROFILE OF INNOVATION

## Warranty agreement for the Schlüter®-BEKOTEC covering assembly

Construction project: \_\_\_\_\_ Project Ref: \_\_\_\_\_

Address: \_\_\_\_\_ Postcode: \_\_\_\_\_

Floor level: \_\_\_\_\_

Total area: \_\_\_\_\_

Covering material: \_\_\_\_\_

Studded screed panels:  EN 2520 P  EN 1520 PF  EN 23 F  EN 12 FK  EN 18 FTS 5  
 EN 23 F PS  EN 12 F PS  
 EN 23 FI 30

Construction type:  Heated (with Schlüter-BEKOTEC-THERM heating components)  
 Unheated

Uncoupling:  Schlüter-DITRA  Schlüter-DITRA-HEAT  Schlüter-DITRA-DRAIN 4

Type of utilisation (see Item 3):

- Loads up to 2 kN/m<sup>2</sup> with soft coatings
- Loads up to 5 kN/m<sup>2</sup> with rigid coatings
- Special agreement for loads up to \_\_\_\_\_ kN/m<sup>2</sup>

Owner / contractor / order given by:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of completion: \_\_\_\_\_

The parties issuing and accepting the warranty hereby agree to the terms detailed on the back of this sheet.

**Warrantor:**  
\_\_\_\_\_  
\_\_\_\_\_

**Warranty:**  
\_\_\_\_\_  
\_\_\_\_\_

Date, signature

Date, signature

Schlüter-Systems KG  
Schmöllestraße 7  
58640 Iserlohn

\_\_\_\_\_  
Please return by mail with your signature

## 1. General terms

Schlüter-Systems KG has developed a floor covering assembly with the name of Schlüter-BEKOTEC, which has significant advantages over conventional constructions, especially with regard to construction height (low assembly height) and completion period, and which also offers improved control of floor heating systems in comparison to conventional heating screeds as defined by DIN 18 560, Part 2.

Since the thin-layered BEKOTEC assembly represents a special solution, it has not yet been considered in DIN 18560, Part 2 (DIN EN 13813). Schlüter-Systems is of the opinion that the professional use of the BEKOTEC assembly fully meets the requirements of the recognized state of the art. Nevertheless, Schlüter-Systems KG offers a five year project specific warranty for the use of the BEKOTEC floor covering assembly.

## 2. Start and term of warranty:

The warranty for the particular project shall start after the BEKOTEC floor covering assembly has been completed and shall be in effect for a period of five years.

## 3. Warranty coverage:

The five year warranty shall cover the following:

- a) sufficient load bearing capacity of the BEKOTEC floor covering assembly for soft surface coverings such as carpet, plastic, wood, as well as hard surface coverings such as ceramics, natural stones, adhered parquet;
  - with loads up to 2 kN/m<sup>2</sup> on soft coatings
  - with loads up to 5 kN/m<sup>2</sup> on rigid coatings
  - with loads on the covering assembly according to the special agreement up to \_\_\_\_ kN/m<sup>2</sup>
- b) the exclusion of crack formation in surface coverings made of ceramic tile, natural stone, or agglomerate stone, caused by compressive stresses within the screed or which occur in the covering assembly exposed to the intended utilisation  
Defects or damages, which occur as a consequence of using unsuitable materials for screed, adhesive or thin-bed mortars, insulation layers, or surface coverings as well as different, non-system heating components shall be excluded from the warranty. The warrantee shall have to prove the suitability and lack of defects in those materials.

## 4. Warranty conditions:

- The installation of the BEKOTEC system shall follow all instructions provided in the corresponding product data sheets by Schlüter-Systems.
- If there are plans to install rigid covering materials made of ceramic tile, natural or synthetic stone on the BEKOTEC floor assembly, Schlüter-DITRA, Schlüter-DITRA-HEAT or Schlüter-DITRA-DRAIN 4 must be professionally installed over the screed surface.
- The required connection, edge and movement joints for the installation of rigid covering materials made of ceramic tile, natural stone or synthetic stone must be created with Schlüter-DILEX profiles.
- The required heat and sound protection shall be obtained by placing suitable insulation below the BEKOTEC. The insulation has to conform to the applicable standards and must be rated for the particular live and dead load exposure. The studded screed panels EN 12 FK and EN 18 FTS 5 are designed for direct installation on weight bearing substrates.

- As part of the screed installation, cement screed with strength class CT-C25-F4 (ZE 20) or calcium sulfate screed of type CA-C25-F4 (AE 20) is installed with a minimum screed cover of 8 mm over the studded panels.
- The screed studded panels EN 12 FK / EN 12 F PS and EN 18 FTS 5 must be laid directly on load-bearing substrates.
- As part of the screed installation, fresh cement-based or gypsum-based screed is installed with a minimum screed cover of 8 mm over the studded panels. A compressive strength of C20 to C35, as well as a flexural tensile strength of F4, max. F5, must be maintained for both cement-based and gypsum-based screeds. If the cement screed has a shrinkage class of SW1, using products with a higher flexural tensile strength is also possible.

## 5. Warranty scope

The five year warranty extends to repair of damages to the BEKOTEC flooring assembly as well as the surface covering. Any other subsequent damages and claims such as loss of utilisation, lost profits, other subsequent damage claims shall be expressly excluded from the five year warranty.

The warrantor shall have the choice to carry out the repair himself, appoint a qualified subcontractor, or leave the repair to the warrantee. Repairs shall be limited to the damaged partial areas, if this is reasonably possible without affecting the optical appearance of the floor covering. Otherwise, a new and qualitatively comparable floor covering shall be installed.

If the warrantor is not given an opportunity to carry out repairs, reimbursement claims shall be limited to the cost of repairs that would have resulted if the warrantor had carried out the work by himself.

## 6. Notification obligation by warrantee:

The warrantee shall have to notify the warrantor in writing of the completion of the BEKOTEC floor covering installation within four weeks at the latest and shall mail an inspection report or a certified copy of it to the warrantor after the property owner has accepted the work. If the warrantee fails to meet this requirement, he shall have to provide proof of completion and inspection in case of warranty claims.

The warrantee shall notify the warrantor of any damages in writing, allowing a sufficient period of time to carry out the repairs in accordance with this agreement. If such timely notification is not given without the fault of the warrantee and the warrantee has repaired the damage, reimbursement claims to the warrantor shall be limited to the cost of repairs that would have resulted if the warrantor had carried out the work by himself. If the warrantee is responsible for omitting the notification, all warranty claims shall be void.

## 7. Salvatory clause:

Should individual provisions of this agreement become ineffective, the remainder of the provisions in this agreement shall not be affected. The ineffective provision shall be replaced through individual agreement with an effective or feasible clause, which complies with applicable law and is closest in economic meaning to the intent of the parties.

## 8. Jurisdiction:

The jurisdiction of this agreement shall be Hagen/Westphalia Germany, as far as permissible by law.