

VERSICO TOTAL ROOFING SYSTEM WARRANTY

Versico, a division of Carlisle Construction Materials Incorporated (Versico), warrants to the Building Owner (**Owner**) of the building described below, that subject to the terms, conditions, and limitations stated in this warranty, Versico will repair any leak in the Versico Total Roofing System (**Versico Roofing System**) installed by a Versico Authorized Roofing Contractor for a period of years commencing with the date of Versico's acceptance of the Versico Roofing System installation. However, in no event shall Versico's obligations extend beyond years subsequent to the date of substantial completion of the Versico Roofing System. See below for exact date of warranty expiration.

The Versico Roofing System is defined as the following Versico Materials: Membrane, Flashings, Adhesives and Sealants, Fastener Assemblies, Metal Edging, Insulation, Cover Boards, Metal Work, Insulation Adhesives and any other Versico brand products utilized in this installation.

TERMS, CONDITIONS, LIMITATIONS

1. Owner shall provide Versico with written notice via letter, fax or email to the address printed below within thirty (30) days of the discovery of any leaks in the Roofing System. By so notifying Versico, the Owner authorizes Versico to investigate the cause of the leak. Should the investigation reveal the cause of the leak to be outside the scope of this warranty, investigation and repair costs for this service shall be paid by the Owner.

2. If, upon inspection, Versico determines that the leak is caused by defects in the Versico Roofing System's material or workmanship of the Versico Authorized Roofing Contractor in installing the same, Owner's remedies and Versico's liability shall be limited to Versico's repair of the leak.

3. This Warranty shall not be applicable if Versico determines that any of the following has occurred:

(a) The Versico Roofing System (Membrane, Insulation, or Accessory) is damaged by natural disasters, including, but not limited to, lightning, fire, insect infestations, earthquake, tornado, hail, hurricanes, or winds of (3 second) peak gust speeds of mph or higher measured at 10 meters above ground, or

(b) Loss of integrity of the building envelope and, or structure including, but not limited to partial or complete loss of roof decking, wall siding, windows, doors or other envelope components or from roof damage by wind-blown objects, or:

(c) The Versico Roofing System is damaged by any acts of negligence, accidents, or misuse, including but not limited to, excessive traffic, recreational activities, storage of materials on the roof, vandalism, or civil disobedience; or

(d) The Versico Roofing System is damaged by infiltration of moisture in, through, or around walls, skylights, vents, copings, HVAC units, building structures, or underlying or surrounding areas; or

(e) The Versico Roofing System is damaged by the building

structure failing to have adequate strength to support all live and dead loads, including water and snow loads, or by any other structural defects or failures; or

(f) The Versico Roofing System is damaged by settlement, distortion, cracking, movement or failure of the roof substrate, coping, walls, structural members or components adjacent to the roof or foundation of said building; or

(g) The Versico Roofing System is damaged as a result of attack by roof top contaminants such as solvents, petroleum, oil products, acids or other harmful chemicals; or

(h) The Versico Roofing System encounters leaks or is otherwise damaged by condensation resulting from any condition within the building that may generate moisture.

4. This Warranty shall be null and void if Versico determines that any of the following has occurred:

(a) If, after installation of the Versico Roofing System by a Versico Authorized Roofing Contractor, there are any alterations, test cuts, or repairs made on or through the roof, or objects such as, but not limited to, structures, fixtures, solar panels, wind turbines, roof gardens or utilities are placed upon or attached to the roof without first obtaining written authorization from Versico, or

(b) Failure by the Owner to use reasonable care in maintaining the roof, including, but not limited to, periodic cleaning of drains and removal of harmful debris from the roof, or

(c) Owner fails to comply with every term and/or condition stated herein.

5. During the term of this Warranty, Versico shall have free access to the roof during regular business hours.

6. Versico shall have no obligation under this Warranty while any bills for installation, supplies, services, and warranty charges have not been paid in full to the Versico Authorized Roofing Contractor, Versico, or material suppliers.

7. Versico's failure at any time to enforce any of the terms or conditions stated herein shall not be construed to be a waiver of such provision.

8. This warranty is not assignable by operation of law or otherwise. Application may be made by a new building owner for reissuance of the warranty during the original warranty period. Certain procedures, including an inspection of the Versico Roofing System by a Versico representative, and fees will apply to any reissuance. Versico reserves the right, in its sole discretion, to refuse to reissue this warranty.

9. Only Versico brand insulations are covered by this warranty. Versico specifically disclaims liability, under any theory of law, for damages sustained by or caused by non-Versico brand insulation products.

10. Versico shall not be responsible for the cleanliness or discoloration of the Versico Roofing System caused by environmental conditions including, but not limited to, dirt pollutants or biological agents.

11. Versico shall have no liability under any theory of law for any claims, repairs, restoration, or other damages including, but not limited to, consequential or incidental damages, relating, directly or indirectly, to the presence of any irritants, contaminants, vapors, fumes, molds, fungi, bacteria, spores, mycotoxins, or the like in the building or in the air, land, or water serving the building.

VERSICO DOES NOT WARRANT PRODUCTS UTILIZED IN THIS INSTALLATION WHICH IT HAS NOT FURNISHED; AND SPECIFICALLY DISCLAIMS LIABILITY, UNDER ANY THEORY OF LAW, ARISING OUT OF THE INSTALLATION AND PERFORMANCE OF, OR DAMAGES SUSTAINED BY OR CAUSED BY, PRODUCTS NOT FURNISHED BY VERSICO OR THE PRIOR EXISTING ROOFER MATERIAL OVER WHICH THE VERSICO ROOFING SYSTEM HAS BEEN INSTALLED.

THE REMEDIES STATED HEREIN ARE THE SOLE AND EXCLUSIVE REMEDIES FOR FAILURE OF THE ROOFING SYSTEM OR ITS COMPONENTS. THERE ARE NO WARRANTIES EITHER EXPRESSED OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND MERCHANTABILITY, WHICH EXTEND BEYOND THE FACE HEREOF. VERSICO SHALL NOT BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL OR OTHER DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS OR DAMAGE TO THE BUILDING OR ITS CONTENTS UNDER ANY THEORY OF LAW.

OWNER:
BUILDING :

SAMPLE

ROOFER:
DATE INSTALLATION COMPLETED :
DATE OF ACCEPTANCE BY VERSICO :
WARRANTY EXPIRATION DATE :

WARRANTY NUMBER:

VERSICO, a division of Carlisle Construction Materials Incorporated



VERSICO ROOFING SYSTEMS

Care & Maintenance Instructions

The following maintenance items are the responsibility of the building owner and are not included within the scope of the Roofing System Warranty.

MAINTENANCE ITEM	ACTION
Drainage	Keep the roof surface clean at drain areas to avoid clogging. Check that ponding water is drained from the roof within 48 hours following rain.
Petroleum Products	Keep all petroleum products (solvents, greases, oils, or any liquids containing petroleum products) off the membrane to avoid degradation.
Animal Fats – EPDM Membranes	Do not exhaust kitchen wastes (vegetable oils) or other animal fats directly onto the roof surface. If incidental contact is likely, contact Versico for recommendations on membrane type and usage.
Animal Fats – TPO & PVC Membranes	TPO and PVC membranes for restaurant rooftop use will not void the warranty. A rooftop maintenance program must be in place to ensure that accumulations of animal fats/grease are regularly removed and the rooftop surface is cleaned with a mixture of warm soap and water and/or by other approved cleaning methods. See Versico’s Installation Guide for specific cleaning instructions.
Chemicals	Contact Versico if any chemicals come in contact with the roofing membrane. Some chemicals could degrade the membrane or cause swelling.
Foot Traffic	Walkways must be provided if regular traffic is required or if rooftop equipment has a regular thirty (30) day or less maintenance schedule. Exercise caution when not walking on walkways, especially on white membranes (VersiGard white or VersiWeld) as ice or frost build-up may not be visible. All membranes are slippery when wet.
Roof Alterations	Please refer to the Versico Roofing System Revisions and Alteration procedures on the preceding page.
Cleaning	Handprints, footprints, general traffic grime, industrial pollutants and environmental dirt may be cleaned from the surface of the membrane by scrubbing with detergent and water, then rinsing with clean water. To maximize reflectivity, white membrane(s) should be cleaned once every two years.
Metal Work	Keep roof maintenance items such as counterflashing, metal curbs and metal ducts sealed watertight at all times.

Continued on next page.

VERSICO ROOFING SYSTEMS

Care & Maintenance Instructions *(continued)*

MAINTENANCE ITEM	ACTION
Leaks	<p>Locate the leak and determine if it is a roof membrane leak or a wall, curb, skylight, metal ductwork or plumbing leak. Deterioration or failure of building components that causes a leak is not covered by the warranty. A water leak may be indicated by soft or warped insulation.</p> <p>Physical damage to the membrane or flashing is not covered by the warranty.</p> <p>Please notify Versico's Warranty Services Department at 800.992.7663 if the leak is determined to be membrane related. The building owner must pay the investigation and repair cost if the problem is found to be outside the scope of the warranty.</p>
Temporary Repairs	<p>Use Lap Sealant or any good-grade rubber caulk to make temporary repairs. Notify Versico of this action in writing.</p>
Hysunite and Acrylic Coatings	<p>Coatings are maintenance items and are excluded from the Versico warranty. Recoat when necessary.</p>
Roof Cement	<p>DO NOT USE ROOF CEMENT to repair or install rubber membrane. Roof cement contains petroleum products that may degrade the membrane.</p>
Rooftop Maintenance	<p>When it is necessary for workers to be on the roof to service rooftop equipment (e.g. HVAC units, antennas, etc.) workers should be cautioned to use walkways and exercise care with their tools and equipment to avoid puncturing the roofing membrane.</p>

The preceding care and maintenance requirements are for VersiGard EPDM (black and white), VersiWeld, VersiFlex and VersiFleece Membrane Roofing Systems. The list is not meant to be exhaustive and is for illustrative purposes only. Versico recommends that your maintenance staff and/or maintenance contractor inspect the roof periodically or at least twice a year. The inspection should concentrate on high-risk areas such as roof hatches, drains and around all rooftop equipment as well as general inspection of the entire roof. The inspector should be looking for membrane damage (cuts and tears), oil or Freon leaks, chemical spills, and water infiltration into the roofing system.

Compliance with the above-listed care and maintenance requirements will aid in ensuring a durable, watertight membrane roofing system.



A SINGLE SOURCE FOR SINGLE-PLY ROOFING

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