

IB ROOF SYSTEMS WARRANTY PROGRAM

GENERAL

IB Roof Systems offers Limited Material Warranties or Total System No Dollar Limit Warranties for all roofing specifications published in this Manual when installed by an IB Authorized Contractor in accordance with the Specifications, Construction Details, and terms of the IB Warranty Program. Specifications not listed in the manual may also be eligible for a warranty. Consult with IB Technical Department at 1-800-426-1626 for eligibility requirements.

IB Roof Systems will be the sole judge as to whether its Warranty will be issued to cover any proposed or completed roof. The issuance of a warranty and/or the continued liability thereunder is contingent upon payment of established charges. Full payment of all labor, material, warranty, and other fees associated with the IB Roof System is required. IBRS may, at its option cancel or suspend warranty coverage due to non-payment of the Contractor or IBRS. Where unusual job conditions exist, IB may elect not to authorize the issuance of a warranty or may elect to exclude those conditions.

IB has no obligation to issue a roofing warranty on any roof. Any inspection prior to the issuance is solely for the benefit of IB Roof Systems. In the event the roof system does not conform to IB Warranty Program criteria, and a warranty is not issued, no portion of the warranty fee or inspection fee is refundable.

IB MATERIAL WARRANTIES

IB Material Warranties (IB Residential Limited Material Warranty and IB Commercial Limited Material Warranty), “The Limited Material Warranty” are offered through our network of IB Authorized Applicators and are intended to be registered by the building owner through the IB Online Material Warranty Registration webpage. The owner must complete the registration process within 90 days of installation to validate the warranty. Upon successful registration, the IB Limited Material Warranty is issued in good faith for the IBRS membrane and IBRS reinforced membrane base flashing (curbs/wall edges attached to IBRS membrane). Additional coverages/upgrades are available at the time of registration for a fee. These include such offers as IB Lifetime Residential Limited, IB Residential Warranty Plus, IB Commercial Plus 5-Year Extension, and IB Commercial Warranty Plus) Limited Warranties. For full details visit www.ibroof.com. Building Owner may elect to request a mail-in registration card in lieu of the online registration by contacting the IB Warranty Department at 1-800-426-1626 or email at warranty@ibroof.com.

IB TOTAL SYSTEM WARRANTIES

Total System Warranties require a completed Notice of Award form submitted for review and approval of IB Technical Services prior to start of the project. The following guidelines are part of the IB Warranty Program for Total System Warranties:

- A Total System Notice of Award (NOA) should be completed, submitted, approximately two weeks prior to the start of the project to allow adequate time for technical review and processing.
- Projects submitted less than 14 days prior to start are subject to rejection should IB determine insufficient time or information is available for review, or for scheduling required initial inspections or project start support from IB’s Field Technical Representatives.
- Acceptance or rejection of a submitted Notice of Award (NOA) will be based solely upon IB Roof System’s judgment as to whether a project conforms to IB requirements and is eligible to receive an IB warranty.
- Notice of Award (NOA) review and approval does not guarantee warranty issuance.
- The Total System Warranty is in lieu of all other warranties, express or implied, and may not be combined with any other warranty offered by IB Roof System.
- Projects eligible to receive an IB Total System Warranty must conform with the following administrative requirements:
 - Submittal, review, and approval of a Notice of Award
 - Verification of IB Applicator Status for warranty type, term, and eligibility to purchase required materials.
 - Submittal of a detailed roof plan showing dimensions and equipment layout is required.
 - Completion of all required Warranty Inspections
 - Completion of all IB required punch list corrections with signed inspection form.
 - Submittal of project photos (as required)
 - Payment in full of applicable warranty fees, inspection fees, re-inspection fees, product / freight invoices and finance charges for materials supplied by IB Roof Systems in conjunction with the roof assembly.
 - Submittal of required completion date of installation

- The roofing contractor is responsible for advance notification and coordinating all required project meetings, start-ups, training requests and jobsite inspections with the IB Roof Systems inspector.
- Additional inspections may be required and are subject to additional fees (see “Total System” re-inspection charges) resulting from excess punch list items, incomplete work, alterations after final, damage by other trades, and/or late submission or inaccurate information within required NOA form.
- Request for special Warranty Rider coverage must be checked in the NOA form and requires prior technical review and approval.
- Any change of approved quotation other than standard warranty fee schedule must be included on the NOA form.
- An additional minimum fee, or charge per square foot (projects greater than 100 squares), will be added to the warranty fee for Total System warranty projects requiring a warranty rider.
- A warranty rider may not be combined with other warranty riders or extensions unless approved in writing by the IB Technical Services Manager.

EXCEPTIONS

Warranties issued by IB Roof Systems will be subject exclusively to and governed by United States law, the laws of the State of Texas and applicable local and state laws within the United States. No IBRS Warranty will be valid regardless of issuance, when the IBRS membrane has been installed over the following:

- Roof decks or substrates other than detailed within our current edition Specification Manual unless approved in writing by an IB Technical Services Manager.
- Assemblies incorporating incompatible or non-approved materials within the roofing or building envelope.
- Partial roof replacements with tie-ins unless provision is made for complete, watertight separation between the IB Roof System and existing roof assembly
- Structures or facilities unavailable for access or inspection by IB Technical personnel or where access to IB Roof Systems is denied.
- Existing sprayed-in-place polyurethane foam insulation without full tear-off
- Structures exposing the roof to routine elevated or extreme temperature conditions beyond its intended use.
- Structures exposing the roof to a known incompatible chemical agent, other contaminant, or condition.
- Cold Storage buildings without proper vapor seals
- Heated Tanks
- Structures outside of the U.S. and Canada unless approved in writing in advance of start of work by an IB Technical Services Manager
- Structures with conduit or piping installed between the roof deck and the roof membrane.
- Thermal insulations not approved or deemed incompatible by IB Roof Systems
- Lightweight insulating concrete (LWIC) unless venting is provided in accordance with IB Roof Systems, Inc. specifications.
- Recovering over any existing roofing system containing moisture and/or improperly prepared surface
- Any surface which is not readily accessible for inspection or where access to IB Roof Systems is denied.
- Plywood decks or oriented strand board sheathing (OSB) of 7/16” (11 mm) thickness without continuous solid end blocking
- Structures with high interior humidity conditions
- Any surface containing asbestos.
- Any system containing Cold Tar Pitch unless appropriate separation layers and vapor seals have been incorporated.
- Interior gutter systems

ADDITIONAL INFORMATION

IB Roof Systems only inspects Total System Warranted projects. Warranty inspections are conducted solely for IB Roof Systems use and benefit in the administration of our warranty program and are provided to our IB Authorized Roofing Contractors on Total System warranty installations. No other party may assume, act, or rely upon IB inspection as a substitute for their Quality Assurance program or obligations. Contractors may at their discretion, provide or request IB Roof Systems forward copies of inspection reports to other parties. IB additionally reserves the right to distribute inspection reports or warranty information to the building owner or other parties as we determine appropriate or as directed by our legal counsel. Requests for Inspection Report copies are typically forwarded to the IB Authorized Contractor for handling.

IB PVC Single Ply ChemGuard® chemical resistant membrane and accessories must be used on restaurants or similar projects that have chemical discharge or exposure. Refer to IB Roof Systems published current Chemical Resistance Chart for additional information.

A dedicated power supply and automatic welding equipment (such as a Leister Varimat 220v automatic welder or equivalent) must be used whenever applicable on any IB Roof Systems roof system.

IB Roof Systems published warranty fees include a minimum fee per project for Total System warranted installations.

IB ROOF SYSTEMS AUTHORIZED APPLICATOR PROGRAM

IB Roof Systems does not install roofing systems. We do not own roofing contracting companies, nor have any interest in companies installing roofing systems. Accordingly, IB shall not be responsible for any roofing contractor's workmanship except as covered by the terms and conditions of the IB Total System Warranty.

IB Specifications and recommendations presume a high standard of workmanship. Specifications are in general in nature and are not intended as universal instructions. They represent the best judgement of IB based on years of experience to date and require the roofing contractor to exercise prudent judgement consistent with the current state of the art and currently accepted good roofing practices outlined by the National Roofing Contractors Association (NRCA), the Single Ply Roofing Industry (SPRI), and the Sheet Metal and Air Conditioning Contractors Association (SMACNA).

IB Roof Systems has established a contractor program designed to assist the owner or specifier in selecting the contractors skilled in applying PVC single-ply assemblies. IB Roof Systems recognizes the importance of good, reliable workmanship on any job. Your local IB Sales Representative can supply you with our authorized contractor list.

Roofing systems are only as good as the installers who install them. IB Authorized Applicators are selected and assigned status with IB based on their reputation in the industry and community, financial stability, successful IB installations and history of successful, conscientious workmanship.

The type of IB Warranty and term length may require the contractor to have a specific status level within the IB Authorized Applicator Program for eligibility. Always verify the contractor status is appropriate for the warranty type and term desired. The designation and status level of an "IB Authorized Applicator" solely identifies a contractor as eligible to apply for a particular type or length of an IB Limited Warranty and is not intended to convey further meaning.

TABLE W.1 - IB AUTHORIZED APPLICATOR PROGRAM STATUS LEVELS			
IB PVC APPLICATOR PROGRAM			
IB PVC AUTHORIZED APPLICATOR			
IB RESIDENTIAL WARRANTY PROGRAM		IB COMMERCIAL WARRANTY PROGRAM	
Eligible to Offer	Warranty Types	Eligible to Offer	Warranty Types
IB Residential Material Warranties	<ul style="list-style-type: none"> - IB Standard Residential Limited Material Warranty - IB Lifetime Residential Limited Material Warranty - IB Residential Warranty Plus Limited Labor & Material Warranty 	IB Commercial Material Warranties	<ul style="list-style-type: none"> - IB Standard Commercial Limited Material Warranty - IB Commercial Plus 5 Year Extension Warranty - IB Commercial Warranty Plus Limited Labor & Material Warranty
IB PVC PRO APPLICATOR			
IB RESIDENTIAL WARRANTY PROGRAM		IB COMMERCIAL WARRANTY PROGRAM	
Eligible to Offer	Warranty Types	Eligible to Offer	Warranty Types
IB Residential Material Warranties	<ul style="list-style-type: none"> - IB Standard Residential Limited Material Warranty - IB Lifetime Residential Limited Material Warranty - IB Residential Warranty Plus Limited Labor & Material Warranty 	IB Commercial Material Warranties	<ul style="list-style-type: none"> - IB Standard Commercial Limited Material Warranty - IB Commercial Plus 5 Year Extension Warranty - IB Commercial Warranty Plus Limited Labor & Material Warranty
IB Total System Warranties	<ul style="list-style-type: none"> - IB Total System Warranty up to 25 Years - Applicable Warranty Riders 	IB Total System Warranties	<ul style="list-style-type: none"> - IB Total System Warranty up to 25 Years - Applicable Warranty Riders
IB MASTER PRO APPLICATOR			
IB RESIDENTIAL WARRANTY PROGRAM		IB COMMERCIAL WARRANTY PROGRAM	
Eligible to Offer	Warranty Types	Eligible to Offer	Warranty Types
IB Residential Material Warranties	<ul style="list-style-type: none"> - IB Standard Residential Limited Material Warranty - IB Lifetime Residential Limited Material Warranty - IB Residential Warranty Plus Limited Labor & Material Warranty 	IB Commercial Material Warranties	<ul style="list-style-type: none"> - IB Standard Commercial Limited Material Warranty - IB Commercial Plus 5 Year Extension Warranty - IB Commercial Warranty Plus Limited Labor & Material Warranty
IB Total System Warranties	<ul style="list-style-type: none"> - IB Total System Warranty up to 30 Years - Applicable Warranty Riders - Apply for an Express Warranty issuance of applicable Total System No Dollar Limit Warranty under the IB MASTER PRO APPLICATOR Express Warranty Program (once you establish a 3 No punch list record) 	IB Total System Warranties	<ul style="list-style-type: none"> - IB Total System Warranty up to 30 Years - Applicable Warranty Riders - Apply for an Express Warranty issuance of applicable Total System No Dollar Limit Warranty under the IB MASTER PRO APPLICATOR Express Warranty Program (once you establish a 3 No punch list record)

TABLE W.2 – COMMERCIAL WARRANTY SELECTION GUIDE				
	Good Choice	Better Choice	Better Choice	Best Choice
Warranty Type	IB Standard Commercial Limited Material Warranty	IB Commercial 5-Year Extension Limited Material Warranty Rider	IB Commercial Warranty Plus Limited Labor & Material Warranty Rider	Total System No Dollar Limit Labor & Material Warranty¹
Scope of Warranty Coverage	Warrants against leaks resulting from a covered product manufacturing defect in the IB membrane.	Same standard warranty coverage as IB Standard Commercial Limited Material Warranty <ul style="list-style-type: none"> Adds five additional years of material coverage against leaks resulting from a covered product manufacturing defect in the IB membrane. Can be purchased together with Commercial Plus Limited Labor & Material Warranty Rider 	Same standard warranty coverage as IB Standard Commercial Limited Material Warranty <ul style="list-style-type: none"> Purchase of IB Commercial Plus Limited Labor & Material Warranty Rider: <ul style="list-style-type: none"> Adds labor to repair or replace covered defective materials. Can be purchased separately or together with IB Commercial 5-Year Extension Limited Material Warranty Rider 	Same standard warranty coverage as IB Commercial Warranty Plus including: <ul style="list-style-type: none"> Workmanship to install/repair a covered leak with No Dollar Limit (NDL) cap to repair a covered item under the terms of the warranty. This Warranty is exclusive of all other Warranty offers and cannot be combined with any Limited Material Warranty.
Noted Limitations	Limited to: <ul style="list-style-type: none"> Membrane only, no accessories Workmanship is excluded. Term limitation 	Limited to: <ul style="list-style-type: none"> Membrane only, no accessories Workmanship is excluded. Term limitation 	Limited to: <ul style="list-style-type: none"> Labor coverage component limited to standard published material warranty term of 15/20/25 years based on membrane thickness (50/60/80). IB Clad Metal is limited to 15 years from date of installation. Labor value based on RS Means Bldg. Construction Cost Data reference book at time of claim. Workmanship is excluded 	Limited to: <ul style="list-style-type: none"> IB Clad Metal limited to 20 years from date of installation.
Maximum Warranty Coverage Period	50 Mil: 15 years 60 Mil: 20 years 80 Mil: 25 years	50 Mil: 20 years 60 Mil: 25 years 80 Mil: 30 years	50 Mil: 15 years 60 Mil: 20 years 80 Mil: 25 years	50 Mil: 20 years 60 Mil: 25 years 80 Mil: 30 years ¹ ¹ Warranty Term eligibility limitations apply to Applicator Status Level
Materials Covered	<ul style="list-style-type: none"> IB PVC roof membrane IB reinforced PVC flashing membrane (curbs/walls) 	<ul style="list-style-type: none"> IB PVC roof membrane IB reinforced PVC flashing membrane (curbs/walls) 	<ul style="list-style-type: none"> IB PVC roof membrane IB reinforced PVC flashing membrane (curbs/walls) IB factory fabricated PVC pipe boots IB Clad Metal (15 Years max) 	<ul style="list-style-type: none"> IB PVC roof membrane IB reinforced PVC flashing membrane (curbs/walls) IB Accessories IB Clad Metal (20 Years max) IB Clad Stainless IB Anchor Title
Labor to repair or replace defective material included?	No	No	Yes	Yes
Defects in installation or workmanship included?	No	No	No	Yes
Warranty Remedy for Defective Materials	Refund of original cash value purchase price (IB invoice cost) or replacement material	Refund of original cash value purchase price (IB invoice cost) or replacement material	Refund of original cash value purchase price (IB invoice cost) or replacement material, PLUS labor to repair or replace defective material	Replacement material, PLUS labor to repair or replace defective material
Warranty Cost	Included	\$199.00	\$300.00	Sold exclusively through participating IB PVC Pro or Master Pro Contractors.
Transferable	Yes <ul style="list-style-type: none"> Transfer term to new owner is limited to remaining portion of standard published material warranty term of 15/20/25 years based on membrane thickness (50/60/80). Term calculated from original date of installation 	Yes <ul style="list-style-type: none"> Transfer term to new owner is limited to remaining portion of standard published material warranty term of 20/25/30 years based on membrane thickness (50/60/80). Term calculated from original date of installation 	Yes <ul style="list-style-type: none"> Transfer term to new owner is limited to remaining portion of standard published material warranty term of 15/20/25 years based on membrane thickness (50/60/80). Term calculated from original date of installation 	Yes <ul style="list-style-type: none"> Transfer term to new owner is limited to remaining portion of standard published material warranty term of 15/20/25/30 years based on membrane thickness (50/60/80). Term calculated from original date of installation
Transfer Cost	\$250.00	\$250.00 (transfers both)	\$250.00 (total – transfers all)	\$750.00

TABLE W.3 – COMMERCIAL LIMITED MATERIAL WARRANTY DETAILS

Warranty Type	Membrane Type	Membrane Thickness	Warranty Term	Transferable Warranty Term	Upgrade Options
Membrane Only, no accessories	IB PVC Single Ply IB PVC Single Ply FB IB PVC ChemGuard	50 Mil	15 Years	Limited to remaining portion of the unexpired warranty term of 15 years calculated from original date of installation.	Plus 5 Extension for membrane only and/or Commercial Warranty Plus
Membrane Only, no accessories	IB PVC Single Ply IB PVC Single Ply FB	60 Mil	20 Years	Limited to remaining portion of the unexpired warranty term of 20 years calculated from original date of installation.	Plus 5 Extension for membrane only and/or Commercial Warranty Plus
Membrane Only, no accessories	IB PVC Single Ply IB PVC Single Ply FB IB PVC ChemGuard	80 Mil	25 Years	Limited to remaining portion of the unexpired warranty term of 25 years calculated from original date of installation.	Plus 5 Extension for membrane only and/or Commercial Warranty Plus

TABLE W.4 – COMMERCIAL PLUS 5 YEAR EXTENSION LIMITED MATERIAL WARRANTY DETAILS

Warranty Type	Membrane Type	Membrane Thickness	Warranty Terms	Transferable Warranty Term	Upgrade Options
Membrane Only, no accessories	IB PVC Single Ply IB PVC Single Ply FB IB PVC ChemGuard	50 Mil	20 years	Limited to remaining portion of the unexpired warranty term of 20 years calculated from original date of installation.	Commercial Warranty Plus limited to first 15 Year term
Membrane Only, no accessories	IB PVC Single Ply IB PVC Single Ply FB	60 Mil	25 years	Limited to remaining portion of the unexpired warranty term of 25 years calculated from original date of installation.	Commercial Warranty Plus Limited to first 20 Year term
Membrane Only, no accessories	IB PVC Single Ply IB PVC Single Ply FB IB PVC ChemGuard	50 Mil	30 years	Limited to remaining portion of the unexpired warranty term of 30 years calculated from original date of installation.	Commercial Warranty Plus Limited to first 25 Year term

Note: Overburden installations are not eligible for the Plus 5 Year Extensions. Overburdens include Ballast, Concrete, Pavers, Planters, Sun Decks, Solar Arrays, and/or Vegetated/Garden Roofs.

TABLE W.5 – COMMERCIAL WARRANTY PLUS LIMITED MATERIAL WARRANTY DETAILS

Warranty Type	Membrane Type	Membrane Thickness	Warranty Terms	Transferable Warranty Term	Upgrade Options
Membrane, reinforced flashings, IB pipe boots, & IB Clad Metal (15 Years max)	IB PVC Single Ply IB PVC Single Ply FB IB PVC ChemGuard	50 Mil	15 years – Membrane, reinforced flashings, IB pipe boots. 15 Years - IB Clad Metal	Limited to remaining portion of the unexpired warranty term of 15 years calculated from original date of installation.	Plus 5 Extension for membrane only
Membrane, reinforced flashings, IB pipe boots, & IB Clad Metal (15 Years max)	IB PVC Single Ply IB PVC Single Ply FB	60 Mil	20 years – Membrane, reinforced flashings, IB pipe boots. 15 Years - IB Clad Metal	Limited to remaining portion of the unexpired warranty term of 20 years calculated from original date of installation.	Plus 5 Extension for membrane only
Membrane, reinforced flashings, IB pipe boots, & IB Clad Metal (15 Years max)	IB PVC Single Ply IB PVC Single Ply FB IB PVC ChemGuard	80 Mil	25 years – Membrane, reinforced flashings, IB pipe boots. 15 Years - IB Clad Metal	Limited to remaining portion of the unexpired warranty term of 25 years calculated from original date of installation.	Plus 5 Extension for membrane only

TABLE W.6 – IB RESIDENTIAL WARRANTY SELECTION GUIDE				
	Good Choice	Better Choice	Better Choice	Best Choice
Warranty Type	IB Standard Residential Limited Material Warranty	IB Lifetime Residential Limited Material Warranty	IB Residential Warranty Plus Limited Labor & Material Warranty Rider	Total System No Dollar Limit Labor & Material Warranty
Scope of Warranty Coverage	Warrants against leaks resulting from a covered product manufacturing defect in the IB membrane.	Same standard warranty coverage as IB Standard Residential Limited Material Warranty Purchase of IB Lifetime Residential Limited Material Warranty Rider : <ul style="list-style-type: none"> Converts warranty term from 15/20/25 year to Original Owner's Lifetime, or for as long as they own the home on which the IB membrane is installed. 	Same standard warranty coverage as IB Standard Residential Limited Material Warranty Purchase of IB Residential Plus Limited Labor & Material Warranty Rider : <ul style="list-style-type: none"> Adds labor to repair or replace covered defective materials. Can be purchased separately or together with IB Lifetime Residential Limited Material Warranty Rider 	Same standard warranty coverage as IB Residential Warranty Plus including: <ul style="list-style-type: none"> Workmanship to install/repair a covered leak with No Dollars Limit (NDL) cap to repair a covered item under the terms of the warranty. This Warranty is exclusive of all other Warranty offers and cannot be combined with any Limited Material Warranty.
Noted Limitations	Limited to: <ul style="list-style-type: none"> Membrane only, no accessories Workmanship is excluded. Term limitation 	Limited to: <ul style="list-style-type: none"> Single-family home/dwelling Original Owner (must be a natural person) Membrane only, no accessories Workmanship is excluded. 	Limited to: <ul style="list-style-type: none"> Labor coverage component limited to standard published material warranty term of 15/20/25 years based on membrane thickness (50/60/80). IB Clad Metal is limited to 15 years from date of installation. Labor value based on RS Means Bldg. Construction Cost Data reference book at time of claim. Workmanship is excluded 	Limited to: <ul style="list-style-type: none"> IB Clad Metal limited to 20 years from date of installation.
Maximum Warranty Coverage Period	50 Mil: 15 years 60 Mil: 20 years 80 Mil: 25 years	50 Mil: Lifetime 60 Mil: Lifetime 80 Mil: Lifetime	50 Mil: 15 years 60 Mil: 20 years 80 Mil: 25 years	50 Mil: 20 years 60 Mil: 25 years 80 Mil: 30 years ¹ ¹ Warranty Term eligibility limitations apply to Applicator Status Level
Materials Covered	<ul style="list-style-type: none"> IB PVC roof membrane IB reinforced PVC flashing membrane (curbs/walls) 	<ul style="list-style-type: none"> IB PVC roof membrane IB reinforced PVC flashing membrane (curbs/walls) 	<ul style="list-style-type: none"> IB PVC roof membrane IB reinforced PVC flashing membrane (curbs/walls) IB factory fabricated PVC pipe boots IB Clad Metal (15 Years max) 	<ul style="list-style-type: none"> IB PVC roof membrane IB reinforced PVC flashing membrane (curbs/walls) IB Accessories IB Clad Metal (20 Years max) IB Clad Stainless IB Anchor Title
Labor to repair or replace defective material included?	No	No	Yes	Yes
Defects in installation or workmanship included?	No	No	No	Yes
Warranty Remedy for Defective Materials	Refund of original cash value purchase price (IB invoice cost) or replacement material	Refund of original cash value purchase price (IB invoice cost) or replacement material	Refund of original cash value purchase price (IB invoice cost) or replacement material, PLUS labor to repair or replace defective material	Replacement material, PLUS labor to repair or replace defective material
Warranty Cost	Included	\$99.00	\$300.00	Sold exclusively through participating IB PVC Pro or Master Pro Contractors
Transferable	Yes <ul style="list-style-type: none"> Transfer term to new owner is limited to remaining portion of standard published material warranty term of 15/20/25 years based on membrane thickness (50/60/80). Term calculated from original date of installation 	Yes <ul style="list-style-type: none"> Transfer term to new owner is limited to remaining portion of standard published material warranty term of 15/20/25 years based on membrane thickness (50/60/80). Term calculated from original date of installation 	Yes <ul style="list-style-type: none"> Transfer term to new owner is limited to remaining portion of standard published material warranty term of 15/20/25 years based on membrane thickness (50/60/80). Term calculated from original date of installation 	Yes <ul style="list-style-type: none"> Transfer term to new owner is limited to remaining portion of standard published material warranty term of 15/20/25/30 years based on membrane thickness (50/60/80). Term calculated from original date of installation
Transfer Cost	\$250.00	\$150.00 Lifetime Fee credit applied towards one-time transfer cost. \$250 thereafter	\$150.00 One-time transfer cost. \$250 thereafter	\$750.00

TABLE W.7 – RESIDENTIAL LIMITED MATERIAL WARRANTY DETAILS					
Warranty Coverage Type	Membrane Type	Membrane Thickness	Warranty Terms	Transferable Warranty Term	Upgrade Options
Membrane Only, no accessories	IB PVC Single Ply Smooth IB PVC Single Ply FB IB PVC ChemGuard	50 Mil	15 years	Limited to remaining portion of the unexpired warranty term of 15 years calculated from original date of installation.	Lifetime Residential for membrane only and/or Residential Warranty Plus
Membrane Only, no accessories	IB PVC Single Ply Smooth IB PVC Single Ply FB	60 Mil	20 years	Limited to remaining portion of the unexpired warranty term of 20 years calculated from original date of installation.	Lifetime Residential for membrane only and/or Residential Warranty Plus
Membrane Only, no accessories	IB PVC Single Ply Smooth IB PVC Single Ply FB IB PVC ChemGuard	80 Mil	25 years	Limited to remaining portion of the unexpired warranty term of 25 years calculated from original date of installation.	Lifetime Residential for membrane only and/or Residential Warranty Plus

TABLE W.8 – RESIDENTIAL LIFETIME LIMITED MATERIAL WARRANTY DETAILS					
Warranty Coverage Type	Membrane Type	Membrane Thickness	Warranty Terms	Transferable Warranty Term	Upgrade Options
Membrane Only, no accessories	IB PVC Single Ply IB PVC Single Ply FB IB PVC ChemGuard	50 Mil	Lifetime	Remainder of 15 Year term from the date of original installation to new owner	Residential Warranty Plus limited to first 15 Year term
Membrane Only, no accessories	IB PVC Single Ply IB PVC Single Ply FB	60 Mil	Lifetime	Remainder of 20 Year term from the date of original installation to new owner	Residential Warranty Plus Limited to first 20 Year term
Membrane Only, no accessories	IB PVC Single Ply IB PVC Single Ply FB IB PVC ChemGuard	80 Mil	Lifetime	Remainder of 25 Year term from the date of original installation to new owner	Residential Warranty Plus Limited to first 25 Year term

Note: "Lifetime" means for as long as the original owner owns the property and is alive, but if the owner is not a natural person, then "Lifetime" means 15, 20, or 25 years from Date of Completion based on membrane thickness installed (50 mil/15-year, 60 mil/20-year, 80 mil/25-year). Residential Lifetime eligibility is limited to Single Family Dwellings and qualifying Condos or Townhomes.

TABLE W.9 – RESIDENTIAL WARRANTY PLUS LIMITED MATERIAL WARRANTY DETAILS					
Warranty Type	Membrane Type	Membrane Thickness	Warranty Terms	Transferable Warranty Term	Upgrade Options
Membrane, reinforced flashings, IB pipe boots, & IB Clad Metal (15 Years max)	IB PVC Single Ply IB PVC Single Ply FB IB PVC ChemGuard	50 Mil	15 years – Membrane, reinforced flashings, IB pipe boots. 15 Years - IB Clad Metal	Remainder of 15 Year term from the date of original installation to new owner	Lifetime Residential for membrane only
Membrane, reinforced flashings, IB pipe boots, & IB Clad Metal (15 Years max)	IB PVC Single Ply IB PVC Single Ply FB	60 Mil	20 years – Membrane, reinforced flashings, IB pipe boots. 15 Years - IB Clad Metal	Remainder of 20 Year term from the date of original installation to new owner	Lifetime Residential for membrane only
Membrane, reinforced flashings, IB pipe boots, & IB Clad Metal (15 Years max)	IB PVC Single Ply IB PVC Single Ply FB IB PVC ChemGuard	80 Mil	25 years – Membrane, reinforced flashings, IB pipe boots. 15 Years - IB Clad Metal	Remainder of 25 Year term from the date of original installation to new owner	Lifetime Residential for membrane only

TABLE W.10 – TOTAL SYSTEM WARRANTY (NO DOLLAR LIMIT) WARRANTY DETAILS			
Membrane (Thickness)	Warranty Terms	Warranty Coverage	Transferable Warranty Term
<u>50 Mil</u> IB PVC Single Ply Smooth IB PVC Single Ply Fleeceback IB PVC Single Ply ChemGuard	10 years or 15 years 20-year option available (See Additional Requirements Section)	Repair of Covered Leaks in IB Roof System, including Defective Material Replacement, Plus Labor	Limited to remaining portion of the unexpired warranty term calculated from original date of installation.
<u>60 Mil</u> IB PVC Single Ply Smooth IB PVC Single Ply Fleeceback	10 years, 15 years, or 20 years 25-year option available (See Additional Requirements Section)	Repair of Covered Leaks in IB Roof System, including Defective Material Replacement, Plus Labor	Limited to remaining portion of the unexpired warranty term calculated from original date of installation.
<u>80 Mil</u> IB PVC Single Ply Smooth IB PVC Single Ply Fleeceback IB PVC Single Ply ChemGuard	10 years, 15 years, 20 years, or 25 years 30-year option available (See Additional Requirements Section)	Repair of Covered Leaks in IB Roof System, including Defective Material Replacement, Plus Labor	Limited to remaining portion of the unexpired warranty term calculated from original date of installation.

Note: The IB Roof Membrane System includes IBRS brand roof membrane, flashing membrane, insulation, cover board, membrane adhesives, insulation adhesives, membrane/insulation fastening system components, separation sheets, IB factory fabricated flashings, and IB approved metal edging / termination components (limited to 20 years), unless otherwise specially endorsed for the duration of the warranty term.

¹A Notice of Award must be submitted and accepted prior to the installation. Additional Coverages include Accidental Puncture, Hail, Wind, Consequential Damages, and 5-Year Extended Warranty Term Warranty Riders which may be requested for approved IB assemblies and are limited to issuance of one Warranty Rider type per project (unless otherwise pre-approved by IB Technical Services). Additional Coverages are fee based. (Contact IB Sales Department for cost associated with coverages).

² Accidental Puncture Rider are limited to the following selected polyester reinforced fully adhered IB membranes (60 mil, and 80 mil) and mechanically attached or induction welded 80 mil IB membranes.

³Hail Rider available for selected polyester reinforced fully adhered IB membranes installed over adhered Gypsum or HD ISO Cover Boards. (Contact IB for eligible assemblies.)

⁴Wind Rider available for IB Total System Warranty installations conforming to rated IB wind assemblies, components, and construction details. (Contact IB Technical Services for eligible assemblies.)

⁵Overburden installations not eligible for Accidental Puncture, Wind, and 5-Year Extended Warranty.

⁶See Warranty Information Selection Guide for limitations on warranty transfer.

TABLE W.11 – TOTAL SYSTEM WARRANTY ADDITIONAL WARRANTY COVERAGE OPTIONS

Warranty Rider Type	Membrane (Thickness)	Warranty Coverage	Transferable Warranty Term
Accidental Puncture	<u>Adhered 60 Mil</u> IB PVC Single Ply Fleeceback <u>Adhered 80 Mil</u> IB PVC Single Ply Smooth IB PVC Single Ply Fleeceback IB PVC Single Ply ChemGuard <u>Induction Welded 80 Mil</u> IB PVC Single Ply Smooth IB PVC Single Ply ChemGuard <u>Mechanically Attached 80 Mil</u> IB PVC Single Ply Smooth IB PVC Single Ply ChemGuard	Repair of any leaks in the IB Roof System caused by accidental punctures (but not including punctures caused by snow removal or other trades during new construction). The extent of this limited warranty to repair punctures shall not exceed -- man hours per year during the life of the warranty.	Limited to remaining portion of the unexpired warranty term calculated from original date of installation.
Hail Coverage	<u>50/60/80 Mil</u> IB PVC Single Ply Smooth IB PVC Single Ply Fleeceback IB PVC Single Ply ChemGuard	Includes covered repairs of any leaks caused by hail damage (up to a maximum 2-inches in diameter measured by the NOAA). Covered repairs are limited to -- man hours per year during the life of the warranty by an IB Authorized Applicator of applicable Status. Hail Coverage Rider is not eligible / does not extend to 5 Year Warranty Extension Not eligible for issuance with other Warranty Riders or Extensions	Limited to remaining portion of the unexpired warranty term calculated from original date of installation.
Wind Coverage	<u>50/60/80 Mil</u> IB PVC Single Ply Smooth IB PVC Single Ply Fleeceback IB PVC Single Ply ChemGuard	Includes covered repairs of any leaks caused by wind damage (up to a maximum --mph as measured by the NOAA). Wind Coverage Rider is not eligible for issuance with other Warranty Riders or Extensions	Limited to remaining portion of the unexpired warranty term calculated from original date of installation.
Consequential Damages	<u>50/60/80 Mil</u> IB PVC Single Ply Smooth IB PVC Single Ply Fleeceback IB PVC Single Ply ChemGuard	Pay up to the maximum sum of \$5,000.00 ("Deductible Coverage") toward the total of Owner's out of pocket deductible(s) on all Owner's insurance policy/ies (if any) that pay(s) for any damages that occur because of leaks through the IB Roof System, (so long as the cause of the leak is not an excluded item), but only if leak repairs are performed by an IB Authorized Applicator of applicable Status. In no case shall IBRS be liable to pay more than the Deductible Coverage over the life of this Warranty for any damage that occurs because of leaks. Coverage for original standard warranty term up to 25 years. Not eligible / does not extend to 5 Year Warranty Extension Not eligible for issuance with other Warranty Riders or Extensions	Limited to remaining portion of the unexpired warranty term calculated from original date of installation.
5-Year Extended Warranty	<u>50/60 Mil</u> IB PVC Single Ply Smooth IB PVC Single Ply Fleeceback IB PVC Single Ply ChemGuard	Adds five additional years of Total System Warranty coverage to the standard warranty term. Recover Systems, Ballasted, Paver and other Overburden installations are not eligible for 5-Year Extended Warranty.	Limited to remaining portion of the unexpired warranty term calculated from original date of installation.

Note: The IB Roof Membrane System includes IBRS brand roof membrane, flashing membrane, insulation, cover board, membrane adhesives, insulation adhesives, membrane/insulation fastening system components, separation sheets, IB factory fabricated flashings, and IB approved metal edging / termination components (limited to 20 years), unless otherwise specially endorsed for the duration of the warranty term.

¹A Notice of Award must be submitted and accepted prior to the installation. Additional Coverages include Accidental Puncture, Hail, Wind, Consequential Damages, and 5-Year Extended Warranty Term Warranty Riders which may be requested for approved IB assemblies and are limited to issuance of one Warranty Rider type per project (unless otherwise pre-approved by IB Technical Services). Additional Coverages are fee based. (Contact IB Sales Department for cost associated with coverages).

² Accidental Puncture Rider are limited to the following selected polyester reinforced fully adhered IB membranes (60-mil, and 80-mil) and mechanically attached or induction welded 80-mil IB membranes.

³Hail Rider available for selected polyester reinforced fully adhered IB membranes installed over adhered Gypsum or HD ISO Cover Boards. (Contact IB for eligible assemblies.)

⁴Wind Rider available for IB Total System Warranty installations conforming to rated IB wind assemblies, components, and construction details. (Contact IB Technical Services for eligible assemblies.)

⁵Overburden installations not eligible for Accidental Puncture, Wind, and 5-Year Extended Warranty.

⁶See Warranty Information Selection Guide for limitations on warranty transfer.

TABLE W.12 – TOTAL SYSTEM WARRANTY OVERBURDEN DETAILS			
Warranty Type	Membrane (Thickness)	Warranty Terms	Transferable Warranty Term
Ballasted – Stone Ballast ¹ Pedestal & Paver Systems ¹ Interlocking Paver Systems ¹	<u>Loose Laid 60 Mil or 80 Mil</u> IB PVC Single Ply Smooth IB PVC Single Ply ChemGuard <u>Adhered 50/60/80 Mil</u> IB PVC Single Ply Smooth IB PVC Single Ply Fleeceback IB PVC Single Ply ChemGuard	10 years, 15 years, or 20 years 10 years, 15 years, 20 years, or 25 years	Limited to remaining portion of the unexpired warranty term calculated from original date of installation.
Solar Arrays / Photo-Voltaic ²	<u>50/60/80 Mil</u> IB PVC Single Ply Smooth IB PVC Single Ply Fleeceback IB PVC Single Ply ChemGuard	10 years, 15 years, 20 years, or 25 years	Limited to remaining portion of the unexpired warranty term calculated from original date of installation.
Sun Deck	<u>50/60/80 Mil</u> IB PVC Single Ply Smooth IB PVC Single Ply Fleeceback IB PVC Single Ply ChemGuard	10 years, 15 years, 20 years, or 25 years	Limited to remaining portion of the unexpired warranty term calculated from original date of installation.
Vegetative (Garden Roofs)	<u>Adhered 50/60/80 Mil</u> IB PVC Single Ply Smooth IB PVC Single Ply Fleeceback IB PVC Single Ply ChemGuard	10 years, 15 years, 20 years, or 25 years	Limited to remaining portion of the unexpired warranty term calculated from original date of installation.
¹ Overburden assemblies may be installed over approved IB roof assemblies. Refer to applicable General Requirements for limitations, exceptions, and recommendations. ² Solar array assemblies may be installed using approved solar mounts (U-Anchors), or non-penetrating ballasted set over an additional layer of min. 60 mil membrane. ³ Vegetative (Garden Roofs) may be installed over approved IB roof assemblies. Refer to applicable Vegetative Specification Guide for limitations, exceptions, and recommendations.			

TABLE W.13 – ADDITIONAL WARRANTY REQUIREMENTS AND INFORMATION		
Warranty Type	IB Authorized Applicator Status Requirement	Additional Requirements/Information
IB Standard Residential Limited Material Warranty IB Lifetime Residential Limited Material Warranty IB Residential Warranty Plus Limited Labor & Material Warranty Rider	IB Authorized Applicator IB PVC Pro Applicator IB Master Pro Applicator	<p>IB Standard Residential Material Warranties are conditioned upon the submittal of the Warranty Registration Form (by either online registration, email or by mail) of the completed form (attached below) within 90 days of Date of Completion (the date of installation).</p> <p>Upgrade Riders (Lifetime Residential and/or Residential Warranty Plus) may be combined but are offered through the IB Online Warranty Registration portal and are fee based at the time of purchase.</p> <p>How to Register Your Warranty: Registration is through the IB Online Warranty Registration Link at www.ibroof.com/warranty-registration. Contractor ID # is required to validate the warranty account. Registration must occur within 90 days of the date of installation. Registration includes IB Standard Residential Limited Material Warranty with options to upgrade to Lifetime Residential for \$99.00 or the Residential Warranty Plus Warranty for \$300.00. Both the Lifetime Residential and Residential Warranty Plus may be declined at no cost or combined for the cost of \$399.00. A credit card payment is required through the secured check-out payment portal. Upon completion of the registration, the recipient receives the issued Warranty document via email.</p> <p>When a Material Warranty is not timely registered or the registration process is not completed, the IB LIMITED PRODUCT WARRANTY shall be in effect and prevail which warrants that, subject to the terms, conditions, and limitations below, the IB PVC (“Product”) will not leak as the result of a product manufacturing defect for a period of twelve (12) months from the date of purchase if applied by an IBRS authorized applicator in conformance to IBRS specifications.</p>
IB Standard Commercial Limited Material Warranty IB Commercial Plus 5 Year Extended Limited Material Warranty IB Commercial Warranty Plus Limited Labor & Material Warranty Rider	IB Authorized Applicator IB PVC Pro Applicator IB Master Pro Applicator	<p>IB Standard Commercial Material Warranties are conditioned upon the submittal of the Warranty Registration Form (by either online registration, email or by mail) of the completed form (attached below) within 90 days of Date of Completion (the date of installation).</p> <p>Upgrade Riders (Commercial Plus 5 and/or Commercial Warranty Plus) may be combined but are offered through the IB Online Warranty Registration portal and are fee based at the time of purchase.</p> <p>How to Register Your Warranty: Registration is through the IB Online Warranty Registration Link at www.ibroof.com/warranty-registration. Contractor ID # is required to validate the warranty account. Registration must occur within 90 days of the date of installation. Registration includes the IB Standard Commercial Limited Material Warranty with options to upgrade to Commercial Plus 5 Year Extension for \$199.00 or the Commercial Warranty Plus Warranty for \$300.00. Both the Commercial Plus 5 Year Extension and Commercial Warranty Plus may be declined at no cost or combined for the cost of \$499.00. A credit card payment is required through the secured check-out payment portal. Upon completion of the registration, the recipient receives the issued Warranty document via email.</p> <p>When a Material Warranty is not timely registered or the registration process is not completed, the IB LIMITED PRODUCT WARRANTY shall be in effect and prevail which warrants that, subject to the terms, conditions, and limitations below, the IB PVC (“Product”) will not leak as the result of a product manufacturing defect for a period of twelve (12) months from the date of purchase if applied by an IBRS authorized applicator in conformance to IBRS specifications.</p>
All Administration Warranty Alterations or Changes (excluding Transfers)	N/A – Send request to warranty@ibroof.com	All Administrative Warranty Alterations or Changes (except Warranty Transfers), including reprinting of warranty documents, address, or name correction, etc. are subject to a \$25.00 administrative fee for each occurrence.
Material Warranty Transfers	N/A – Send request to warranty@ibroof.com	Requires completion and submission of the IB Warranty Transfer Form within thirty (30) days of transfer of ownership. Payment of a \$250 transfer fee is applicable. Some upgrade warranty transfer fees have an initial transfer fee of \$150. The IB Warranty Transfer Form is available at www.ibroof.com/warranty-transfer-form
Residential Total System Warranty	IB PVC Pro Applicator – 25 years max IB Master Pro Applicator – 30 years	Note: A completed Notice of Award form must be submitted to IB Roof Systems Technical Services Department for review and approval 14 days prior to job start on all ‘Total System’ Warranty projects. Submittals with inadequate time for review may not be approved.
Commercial Total System Warranty	IB PVC Pro Applicator – 25 years max IB Master Pro Applicator – 30 years	Note: A completed Notice of Award form must be submitted to IB Roof Systems Technical Services Department for review and approval 14 days prior to job start on all ‘Total System’ Warranty projects. Submittals with inadequate time for review may not be approved.

Additional Warranty Requirements / Information (continued)	
Total System Warranty Requirements	<p style="text-align: center;">Standard Total System Warranty Requirements</p> <ul style="list-style-type: none"> - A "Total System" Notice of Aware (NOA) form must be completed, submitted, approximately two weeks prior to the start of the project. - A roof plan showing dimensions and equipment layout is required. - Any change of approved quotation other than the standard warranty fee schedule must be included on the NOA form. - The roofing contractor is responsible for advance notification and coordinating all required project meetings, start-ups, training requests and jobsite inspections with the IB Roof Systems inspector. - Additional inspections may be required and are subject to additional fees (see "Total System" re-inspection charges) resulting from excess punch list items, incomplete work, alterations after final, damage by other trades, and/or late submission or inaccurate information within required NOA form. - Request for special warranty rider coverage must be checked in the NOA form. - An additional minimum fee, or charge per square foot (projects greater than 100 squares), will be added to the warranty fee for Total System warranty projects requiring a warranty rider. - A warranty rider may not be combined with other warranty riders or extensions unless approved by IB Technical Services.
Total System Warranty Re-Inspection Policy / Charges	Re-inspections due to excessive punch list items will be subject to a minimum \$500.00 re-inspection fee. Roofing contractors will be invoiced for all travel expenses related to re-inspections.
Contractor cancellation of Total System Warranty after Inspections	When contractors elect to cancel the Total System Warranty process after IB has engaged in interim or in-progress inspections, the Warranty Fee will be converted to applicable inspection fees of \$500 per inspection for each occurrence.
Total System Warranty Rider Option Requirements	<p style="text-align: center;">Accidental Puncture</p> <ul style="list-style-type: none"> - Limited to standard insulated installations of fully adhered 60 mil, or fully adhered, induction welded, or mechanically attached 80 mil IB roof systems. <p style="text-align: center;">Wind Coverage</p> <ul style="list-style-type: none"> - Design pressures for the building along with all applicable building information must be submitted for review. - Additional attachment requirements, pull tests, and rated edge metal assemblies are required to meet IB Wind Rider performance specifications. - Wind Riders (max. 120 mph straight line winds) are available for select, wind rated IB roof assemblies. Contact IB Roof Systems for details and limitations. - Overburden assemblies including stone ballast, pavers, solar, sun decks, and vegetated (garden roof) are not eligible for wind rider issuance. <p style="text-align: center;">Hail Coverage</p> <ul style="list-style-type: none"> - Hail Rider (max. up to 2" diameter hail) available for selected fully adhered IB roof membrane covers. - Roof system must be polyester reinforced IB PVC membrane installed over approved high-density gypsum or HD ISO cover board. Installed cover board must be installed in IB roof insulation adhesive over an approved thermal insulation or substrate. <p style="text-align: center;">Consequential Damage</p> <ul style="list-style-type: none"> - Available for standard installations of fully adhered, induction welded, or mechanically attached IB roof systems. - Overburden assemblies including stone ballast, pavers, solar, sun decks, and vegetated (garden roof) are not eligible for Consequential Damages Rider. <p style="text-align: center;">5-Year Extended Warranty</p> <ul style="list-style-type: none"> - Limited to 50 & 60 mil membranes - Available for standard installations over approved insulated fully adhered, induction welded, or mechanically attached IB roof systems. (Recover only with Prior Review/Approval of Technical Services). - Not available for recover systems, or overburden assemblies including stone ballast, pavers, solar, sun decks, and vegetated (garden roof). Contact IBRS Technical Services for requirements. <p style="text-align: center;">30 Year Warranty</p> <ul style="list-style-type: none"> - Available for New or Complete Tear-Off installations over approved insulation (one or more layers), fully adhered, induction welded, or mechanically attached IB roof systems. (Recover only with Prior Review/Approval of Technical Services). - Standard Clad Metal is not approved. Stainless or Factory Engineered Metal-Era fascia systems are required.
Total System Warranty Issuance	<ul style="list-style-type: none"> - A signed and dated Notice of Completion (located at the top right corner of the NOA form) must be received by IB Roof Systems. Photos of all required corrective actions along with a signed and dated 'Final Inspection must be submitted to IB prior to warranty issuance. - Payment in full must be received by IB Roof Systems for all invoices and money owed on materials / equipment supplied, applicable warranty charges, and inspection / re-inspection fees. - IB Roof Systems only inspects Total System Warranted projects. Warranty inspections are conducted solely for IB Roof Systems use and benefit in the administration of our warranty program and are provided to our IB Authorized Applicators on Total System warranty installations. No other party may assume, act, or rely upon IB inspection as a substitute for their Quality Assurance program or obligations. Contractors may at their discretion, provide or request IB Roof Systems forward copies of inspection reports to other parties. IB additionally reserves the right to distribute inspection reports or warranty information to the building owner or other parties as we determine appropriate or as directed by our legal counsel. Requests for Inspection Report copies are typically forwarded to the IB Authorized Contractor for handling. - IB PVC Single Ply ChemGuard® chemical resistant membrane and accessories must be used on restaurants or similar projects that have chemical discharge or exposure. Refer to IB Roof Systems published current Chemical Resistance Chart for additional information. - A dedicated power supply and automatic welding equipment (such as a Leister Varimat 220v automatic welder) must be used whenever applicable on any IB Roof Systems roof system. - IB Roof Systems published warranty fees include a minimum fee per project for Total System warranted installations.

Owner's Roof Maintenance Guide

Protecting Your Investment in an IB Roof System

Congratulations on your choice of installing an IB Roof Systems Membrane for your application. IB Roof Systems is the best solution for many flat or low-pitched residential and commercial roofing projects and is backed by a leader and veteran in the roofing industry.

With all our roofing systems, minimal maintenance was extremely high on our priority list. When installed properly, IB PVC roofing requires little in the way of maintenance other than industry-recommended seasonal inspection and general housekeeping / preventative owner care. While this is a key performance benefit of IB membranes versus other types of roofing products, it is important to recognize that modern roof assemblies are made up of many other components and products beyond the roof membrane material. Roofs are only one part of the building envelope and are affected by the performance of other materials, fixtures and equipment present on the roof. Your roof is a major investment in your property and there are simple, inexpensive routine care and maintenance items that, when performed, will allow you to enjoy all its benefits and have that investment perform to its potential.

Roof installations covered by IB Roof Systems Limited Material and Total System warranties include coverage for the life of the warranty against leaks or loss of watertightness resulting from defects per their terms and conditions. The IB Residential Limited, Lifetime Residential Limited, Residential Warranty Plus, Commercial Limited, Commercial Plus Extension and Commercial Warranty Plus Limited Material Warranties provide coverage against leaks resulting from manufacturing defects in the IB roof membrane. IB Total System Warranties cover both material and installation defects in the IB materials as the IB Authorized Applicator is responsible for workmanship and installation defects for the first two years of the warranty period. Upon expiration of this contractor warranty term, the IB Roof Systems Total System warranty covers both material defects and leaks that result from installation deficiencies in the application of the IB roof membrane material for the remaining warranty period.

It will be of benefit for you as the owner to develop a routine roof observation and maintenance program, which can help you avoid problems that could result in costly repairs to your building. The IB Roof Systems membrane installed on your roof is designed to give you excellent performance for years to come. Other building components such as drainage systems (drains, scuppers, gutters), exterior cladding and fascia, rooftop equipment, metal work, and overburden materials do need routine inspection and maintenance to ensure best performance and protect your roofing investment.

If a leak appears, contact your IB Authorized Applicator and notify IB Roof Systems immediately by calling the IB Warranty Services department at 800-426-1626 or sending an email to warranty@ibroof.com. The terms of your IB Roof Systems Warranty require you to call or report a leak to IB Warranty Services at the number or email above within five (5) calendar days of discovering a leak, and to provide written notice within 14 days of the leak's occurrence. Notification to the contractor does not constitute notification to IB Roof Systems.

NOTE: IB recommends that a building owner first investigates or has inspected any reported or observed leak by an IB Authorized Applicator or trained building maintenance personnel. Leak investigations are the owner's responsibility and could result in an inspection, repair, or service call invoice from IB Roof Systems or the IB Authorized Applicator should leaks be determined as not attributed to the IB single-ply membrane or a condition covered by the IB warranty. An examination of the roof area and associated building components / equipment near the area may be helpful in avoiding unnecessary charges for non-roof membrane-related moisture entry such as leaks resulting from maintenance items, rooftop equipment, drain lines, plumbing or HVAC leaks.

In some circumstances, emergency repairs may be needed to prevent accelerated building damage until a full inspection and investigation of a leak can be conducted. Should this occur, a building owner may make reasonable temporary repairs at their sole expense and notify IB Roof Systems the next business day. Emergency repairs must be reasonably controlled and completed with methods and materials compatible with the IB roof membrane so as, in the sole judgement of IB Roof Systems, not to significantly increase the scope or cost of authorized warranty repairs.

A Maintenance Program

Safety Measures

It is the responsibility of the building owner and contractor to protect people on the roof. OSHA and local safety agencies should be consulted for guidelines on how this should be accomplished. Roof repair can be dangerous, and every precaution should be taken to protect these people.

Elements of a good Owner's Maintenance Program will vary according to many factors including the size, location, occupancy, use and design of an installed roof assembly. The complexity of any given roof application and variety of other building components integrated into it must be considered in developing an effective approach to maintenance activities. Typical maintenance programs include inspection and preventative care in the following general areas:

- a schedule of periodic / seasonal roof maintenance inspections
- roof access and repair logs
- inspection of sealants and caulks
- drainage and gutters
- parapet walls, copings, and metal work
- building envelope (cladding, fenestration, interior/exterior walls, ceilings, rooftop structures)
- roof tie-ins and expansion joints
- HVAC units and rooftop equipment
- general appearance
- emergency repair plan and materials

Inspections

Scheduling regular inspections and assigning them to the right personnel are the first things needed to organize an Owner's Maintenance Program. Visual roof inspections and minor preventative roof maintenance are recommended twice yearly, in the fall before winter weather arrives and inclement weather prevents roof access or correction of minor problems, and again in early spring to assess any damage incurred during winter and before arrival of rainy seasons and increased storm activity. To correct minor problems and damage to the roof before they become a costly repair, additional inspections should occur after every extreme or unusual storm, fires, building damage or additions to the building, significant maintenance work or repairs involving access to or traffic on the roof.

Roof Access and Repair Logs

A roof access log should be maintained to record and manage the activities of other trades and service personnel working on the roof. Any work being conducted such as window washing, equipment or exterior building maintenance, routine service calls, additions or other construction activities involving access to the roof should be logged consistently. Roof traffic and damage from other trades is a common source of roof leaks. These individuals or companies are liable for any damage to your roofing system.

It will also benefit commercial and multi-tenant facilities to have maintenance personnel maintain a repair log with both a roof plan and floorplan pinpointing the locations of observed roof leaks, date of occurrence, general weather conditions, record of notification and inspection dates. This information should be reviewed prior to regular seasonal inspections and will be helpful during investigations of any leak reports or problems.

Sealants

On every roof, there is a need to periodically maintain and reseal joints, flashings, and protrusions with caulking or sealants. Caulking and sealants are considered owner maintenance items and will not last the life of the roofing system without periodic care. These areas need to be inspected and resealed, if necessary, with an IB-approved sealant. Review metal work, membrane and flashing terminations, penetrations, and other areas where sealants and caulks are present to ensure there are no open cracks or separations allowing water penetration to occur. Deteriorated or questionable areas should be proactively resealed to avoid the potential for moisture entry.

Drainage

Unrestricted, properly operating drainage outlets and adequate roof drainage on any roof are critical. Your IB roof membrane is designed to resist small puddles and areas of ponded water. However, the weight of retained water can adversely affect your building's health and can, in severe cases, result in loads on the roof exceeding a building's

structural design capacity. Ponded areas can also function as a reservoir and significantly worsen moisture infiltration and damage from leaks should they occur; can collect contaminants and support biologic growth; and can significantly reduce roof membrane reflectivity, potentially costing energy savings. Leaks can occur when water levels reach heights above a roof assembly's terminations and flashing heights such as at curbs, walls, equipment penetrations and vents.

Routine inspection and cleaning of drains, scuppers, outlets, and gutter systems are essential to maintaining adequate roof drainage and unobstructed pathways for water to be removed from the roof. Inspect drains and outlets frequently as part of regularly scheduled maintenance inspections and during seasonal changes when leaves, ice or snow loads, or other debris may be present. Clogged drains and gutters can cause water to back up and enter the roofing system. Check gutter joints for watertightness. Broken or open joints can allow moisture intrusion behind the gutter system and damage eaves, soffits, or other exterior building components.

Parapet Walls, Copings and Metal Work

Parapet walls need to be checked for condition of exposed cladding, deterioration of masonry or concrete surfaces, and watertightness of installed coping materials. Inspect and reseal all sealant joints and surfacing as needed to maintain a watertight condition. Parapets and other walls extending above the roofline should be inspected for signs of moisture entry, integrity, and general condition. Leaks from condensation, moisture, and air entry into or through walls can adversely affect your roofing assembly and building structure.

Counter flashings, reglets, storm collars, vent hoods and similar metal work should be reviewed for securement and watertightness. Sheet metal work, copings, roof edge metal and miscellaneous metal flashing materials should be inspected for signs of wind damage, loss of securement, movement, damage to membrane flashings, corrosion and deteriorated caulking or sealants, as these are considered owner maintenance items. Particular attention should be paid to end joints, laps, and corners where metal condition and movement may affect sealants, caulks, or membrane terminations.

Building Envelope and Structure

The overall building envelope and structure should be examined to determine if there have been any major visual changes. Inspect exterior surfaces for signs of deterioration, rust, moisture entry, damage from freeze/thaw or thermal exposure, exposure to contaminants and similar evidence of potential problems. These changes, changes in building occupancy or use, may affect the way your roof and building interact with each other. Cracks, open joints, deteriorated cladding or siding, unsealed laps, deteriorated sealant joints/materials at windows and fenestration units; all these conditions can allow significant moisture and/or moisture-laden air into the building envelope.

The underside of the roof deck, attic spaces, plenums and building interior should be checked for evidence of moisture, deterioration and structural movement including settling or stress on structural and roof deck supports and components. Water stains on beams or interior walls may indicate ongoing moisture entry and should be investigated. Concrete surfaces need to be inspected for spalling and cracking. Structural defects and changes can affect the performance of your roofing system. If present, IB recommends examination by a competent party such as a structural engineer or architect to determine what corrective action may be needed.

Roof Tie-Ins and Expansion Joints

Tie-ins on the roof between dissimilar roofing materials or assemblies must be inspected regularly and maintained in a watertight condition. These areas are outside the scope of coverage of an IB warranty and are the owner's responsibility to maintain. Inspect flashings, metal work, wood curbs or blocking, sealants and caulks used in these areas for evidence of stress, moisture entry or loose materials. Expansion joints should be inspected for physical damage, excessive joint movement and the general condition of laps and seams. Counterflashing and metal work should be inspected and repaired if needed.

HVAC Units and Rooftop Equipment

Great care is required for maintenance on rooftop air conditioning units and other equipment where sharp tools, oils, lubricants, caustic chemicals, or heavy components are handled or used. Make sure that maintenance personnel avoid placing sharp and/or hazardous objects and incompatible chemicals on the roof. Metal service doors must be properly secured and not left open or loose. Remove old compressors, motors, and other debris or service materials immediately from the roof. Punctures may result from fasteners and screws left on the roof surface.

Where service work involves potential damage to the roof membrane, require service personnel to protect the roof with tarps, plywood, and other compatible materials to prevent damage. Ensure air ducts are in good condition with joints and connections properly sealed against moisture. Condensate lines should be maintained in good working order to avoid leaks and back-up. Drainage pans should be inspected for signs of rust and deterioration at seams. Clean all HVAC unit drains, and make sure all panels are secure so as not to allow water penetration.

General Appearance

Inspect the roof surface for signs of unusual deterioration, evidence of contaminants or excessive build-up of dirt and environmental deposits. Keeping the roof free from debris and periodic cleaning as necessary will not only help the general appearance of the roof but avoid future problems. Grease traps, vents and containment systems must be routinely maintained to avoid overflow and contaminant deposit on the roof. Avoid use of incompatible cleaning compounds and high-pressure washers. Contact IB Roof Systems for additional information on cleaning recommendations.

The field of the IB roof membrane and flashings should be checked for signs of physical damage or premature wear. Inspect all overburden materials such as solar racks, walkways and walking decks for flashing condition or signs of damage where bearing on the roof surface. Where snow removal operations have been utilized during winter months, inspect all areas for evidence of damage. Areas of previous roof repairs should be periodically re-inspected to ensure they are in good condition and remain watertight.

Emergency Repairs

The building owner should keep general roof system information, warranty records, and key contact numbers handy for use when leaks occur, or emergency repairs are needed. Contact information for the IB Authorized Applicator and IB Roof Systems should be kept available when warranty service is needed, or questions arise regarding roof system maintenance. Safety during inspection and repair of a roof is critical and must be observed at all times, following all OSHA and applicable safety regulations. Extreme care must be exercised anytime access to the roof is needed or attempted. Care must be given to fall protection and avoidance of electrical hazards when setting ladders or working around the roof. Roof surfaces and materials can be slippery even when they appear dry. Care should be taken when the roof is wet or frozen.

For additional information and recommendations on implementing your own Owner Maintenance Program, refer to the IB Roof Systems Maintenance brochure available online at www.ibroof.com or contact IB Roof Systems.