



# YEAR LIMITED TOTAL SYSTEM WARRANTY

(A No Dollar Limit Warranty)

## Our Promise

IB Roof Systems ("IBRS"), proudly warrants that, subject to the other terms, conditions and limitations below, IBRS will repair leaks through the IB Roof Membrane System when installed by an IBRS Authorized Applicator according to IBRS installation instructions and specifications. Covered repairs must be performed by an IBRS Authorized Applicator after notice to IBRS. There is no dollar limitation ("NDL") on covered repairs. The IBRS Roof Membrane System includes IBRS brand roofing and flashing membrane, insulation, adhesives, membrane/insulation fastening system components, separation sheets and IB approved metal edging / termination components.

## Warranty Period

This is a ( ) Year Warranty that, upon issuance by IBRS, commences effective the IB Roof System installation date (see below 'Date of Completion'). 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. To transfer the remaining balance of this Warranty to a new owner, refer to section d. under Owner's Responsibilities Section of this Warranty for the conditions of a transfer.

## Owner's Responsibilities

Owner's failure to comply with the terms and conditions herein may void this Warranty.

**a. If a leak is discovered.** Immediately call the original roofing installer to report the leak location and severity. Then call IBRS' Technical Services Department at 800-426-1626 within five (5) calendar days (120 hours) of discovering the leak and send written notice within fourteen (14) days of discovering the leak to Attn: Warranty Department, IB Roof Systems, 8181 Jetstar Dr #150, Irving, TX 75063. **Notice to the roofing installer is not notice to IBRS.** Reporting a leak to IBRS is owner's authorization for IBRS to investigate, including inspection of the roof as IBRS deems necessary. Overlying materials such as but not limited to planters, pavers, garden roofs, decking, conduits or equipment which impede investigation or repair of the IB Roof System must be removed and replaced at Owner's expense. IBRS may acknowledge and investigate Owner's notice of a potential warranty claim by issuing a warranty claim kit that requires further information from Owner. Owner must promptly provide IBRS any information reasonably requested in the warranty claim kit. If no leak covered by this Warranty is found, Owner agrees to pay an investigation fee of \$500 within sixty (60) days of invoice.

**b. Emergency repairs.** After calling IBRS' Warranty Department, owner may, if necessary to minimize damage to the building or its contents, perform emergency repairs at the owner's sole expense. These repairs will not void this warranty so long as the emergency repairs were reasonable under the circumstances and do not result in permanent damage to or concealment of the IB Roof System.

**c. Maintenance.** Owner is responsible for reasonable general maintenance and care as outlined within our Owner's Roof Maintenance Guide such as: (i) periodic/seasonal roof inspection; (ii) removal of accumulated dirt, debris or other contaminants from roof surface and drainage outlets; and (iii) maintenance of caulks or sealants as necessary to maintain the roof in a watertight condition at flashing or membrane terminations, penetrations, and metal work in and around the IB Roof System. Owner should maintain records of inspections and maintenance. See [www.ibroof.com](http://www.ibroof.com) for more information.

**d. Transfer.** Owner can transfer this Warranty to a subsequent owner for the remaining term only if (a). Owner provides thirty (30) days written notice of the change in ownership by filling out the Warranty Transfer Form located on the IBRS website, ([www.ibroof.com](http://www.ibroof.com)), in the Warranty Transfer Section. (b). Owner makes any repairs to the IB Roof System or other roofing and building components that are identified by IBRS as necessary to preserve the integrity of the IB Roof System; and (c). Owner pays a transfer fee of \$750. This Warranty is not otherwise transferrable by contract or operation of law.

## Exclusions from Coverage. This Warranty does not cover leaks or other conditions caused by:

**a. Natural disaster,** such as gale force wind or hail (unless a wind or a hail warranty rider has been added), windfall or wind-blown debris, flood, tornado/microburst, hurricane, lightning/electrical storm, fire, earthquake, or any act of God.

**b. Failure of underlying substrates or damage to the IB Roof System** resulting from collapse, movement, deflection, moisture content, deterioration or other failure of any portion of the underlying structure; loss of insulation or R-value, moisture/air infiltration or condensation through the roof deck, walls, penetrations, rooftop equipment or any other component of the building.

- c. **Change in use, abuse or misuse**, including damage from traffic, vandalism or building maintenance; staging or storage of any nature on the IB Roof System; failure to properly maintain the roof system; or a substantial change in the usage of the building without IBRS approval. Misuse also includes using any portion of the IB Roof System for any purpose other than a roof waterproofing system.
- d. **Alterations during or after installation**, including any addition, penetration, demolition or substantial work performed on or through the IB Roof System without prior IBRS approval; or that is not in compliance with IBRS specifications and installation instructions.
- e. **Any building component, overburden material or component, or any material other than the IB Roof System including without limitation**: caulking or sealants; any component, support, attachment anchor or device bearing upon or installed through the IB Roof System that are used as part of an overburden assembly (such as equipment, walking decks, paver systems, decorative tile or topping materials, rooftop garden or solar assemblies); any seam, joint, connection, product or adhesive that ties or connects the IB Roof System to any non-IB Roof System product; and any material, component or product not supplied by IBRS.
- f. **Building design**, including but not limited to inadequate ventilation, thermal resistance, moisture vapor control; improper placement of thermal insulation; installation of air/vapor barriers or retarders, closures and sealants.
- g. **Contact with incompatible products, materials, cleaners, chemicals or compounds**, environmental fallout and any other chemicals not designated as "Satisfactory" in the IBRS Chemical Compatibility Sheet that is in effect on the Installation Date.
- h. **Animals, plants, insects or other organisms** on or beneath the IB Roof System, including algae, moss, fungi, lichens, mold, or mildew. This Warranty also does not cover discoloration, dulling, loss of reflectivity, loss of acrylic surfacing, loss of printed patterns, or accumulation or retention of dirt, dust, general pollutants.
- i. **Any condition that is not in accordance with IBRS installation instructions** (such as base flashing height or fasteners per square foot) unless specifically accepted by IBRS in writing.

**Limitation of Damages, Choice of Law & Jurisdiction**

THIS WARRANTY SUPERSEDES AND REPLACES ALL OTHER EXPRESSED (WRITTEN OR ORAL) AND IMPLIED WARRANTIES, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ALL OF WHICH ARE HEREBY EXPRESSLY DISCLAIMED. THIS WARRANTY IS OWNER'S SOLE AND EXCLUSIVE REMEDY. IBRS SHALL NOT BE LIABLE UNDER ANY THEORY OF LAW OR EQUITY (INCLUDING BUT NOT LIMITED TO NEGLIGENCE, BREACH OF WARRANTY OR STRICT LIABILITY) FOR ANY GENERAL, SPECIAL, CONSEQUENTIAL, INCIDENTAL OR OTHER DAMAGES OF ANY KIND, INCLUDING BUT NOT LIMITED TO LOST PROFITS, INJURY OR DAMAGE TO ANY BUILDING OR STRUCTURE, ITS CONTENTS, OR ANY PERSON DUE TO ANY CAUSE, INCLUDING WITHOUT LIMITATION PRODUCT FAILURE, LEAKS, MOISTURE, CONDENSATION, MOLD, ORGANISMS, CHANGE IN APPEARANCE, LOSS OF REFLECTIVITY, VAPOR OR ODORS. Inspection(s) (if any) of the installation or condition of a roof are solely for IBRS' information and convenience, and any such inspection(s) shall not create any additional duty, liability or warranty by IBRS, express or implied, nor any additional remedy for the Owner or any other person. Owner is solely responsible for the investigation and remedy of any non-covered leaks or conditions. This Warranty is governed by the laws of the State of Oregon. Purchase of the IB Roof System constitutes irrevocable consent to the exclusive jurisdiction and venue in state or federal courts in Multnomah or Lane County, Oregon in all disputes against IBRS arising out of or relating to the purchase, use or warranty of this product. **Some states do not allow the exclusion or limitation of incidental or consequential damages, or limitation or exclusion of implied warranties, so the above exclusions and limitations may not apply to you.**

NO REPRESENTATIVE, EMPLOYEE OR AGENT OF IBRS IS AUTHORIZED TO MODIFY THIS WARRANTY except in writing as authorized by IBRS' Technical Services Director or by authorized IBRS Warranty Rider(s)/Amendment(s) attached hereto.

Warranty ID# C: SAMPLE      Warranty Date of Completion: SAMPLE

Membrane Color:                      Membrane Thickness:                      Project Size (sq. ft.):

Project Name: SAMPLE  
 Project Address:                      City:                      State:                      Zip:  
 Owner Name:                      Phone:

Roofing Contractor Name:                      Phone:  
 Address:                      City:                      State:                      Zip:

Warranty Transferred:      Yes  No