



Residential Limited Material Warranty

Certificate No.

SAMPLE

PROJECT INFORMATION

Job Type:		Job Type if "Other":	
Type of Structure/Use:	Type of Structure/Building Use if Other:	Roof Size (Square Feet):	Membrane Color:
Membrane Type:	Membrane Thickness:	Warranty Start/Date of Installation:	Roofing Contractor Phone:
Warranty Period Term Length:	Warranty Upgrade Period:	Roofing Contractor Name:	Roofing Contractor Email:
Project Name:		Project City:	
Project Address:		Project State:	Project Zip:

PROPERTY OWNER INFORMATION

Building Owner Company Name:	Building Owner First Name:	Building Owner Last Name:
Building Owner Address:	Building Owner City:	Building Owner State:
Building Owner Zip Code:	Building Owner Phone:	Building Owner Email:

Our Promise

IB Roof Systems, ("IBRS"), proudly warrants that, subject to the other terms, conditions, and limitations below, IBRS will replace the affected portion of the IBRS membrane and IBRS reinforced membrane base flashing (curbs/wall edges attached to IBRS membrane) that fails due to a manufacturing defect. This Warranty is void unless the IBRS membrane and IBRS reinforced membrane base flashing (curbs/walls) has been or is intended to be installed as part of an IB Roof System. IBRS does not cover the cost to remove, dispose, re-install, construct, repair or maintain any product, improvement, or structure except to the following limited extent: The cost to replace the failed IB membrane and/or IBRS reinforced membrane base flashing with the same design and grade of membrane on an existing appropriate substrate.

Warranty Period

The term of this Warranty varies based upon the membrane thickness (50 mil/15-year, 60 mil/20-year, 80 mil/25-year) and is 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). This Warranty commences upon the 'Date of Completion.' Full payment of all labor and materials supplied in connection with the IB Roof System is a condition of this Warranty. Notwithstanding the foregoing, this Warranty terminates upon transfer to a new property owner unless Section 'd' under the Owner's Responsibilities Section of this Warranty is satisfied. This Limited Warranty version is valid for roofs installed after 6/01/2022.

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. If suspected to be a material defect, then call IBRS' Technical Services Department at 800-426-1626 within five (5) calendar days (120 hours) of discovery and send written notice within fourteen (14) days of discovery to Attn: Warranty Department, IB Roof Systems, 506 E. Dallas Road Ste 300, Grapevine, TX 76051. Electronic notification is accepted by emailing notice to warranty@ibroof.com. Notice to the roofing installer is not notice to IBRS. Reporting a leak to IBRS is the owner's authorization for IBRS to investigate, including inspection of the roof as IBRS deems necessary. Any non-IBRS supplied material or equipment that impedes investigation or repair of the IB Roof System must be removed at the 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 with 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. The Owner is responsible for all costs or charges not covered by this Warranty.

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 for more information.

d. Transfer. Owner can continue this Warranty upon transfer to a subsequent owner for the remaining Warranty Period as though no transfer occurred only if (i) 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), in the Warranty Transfer Section; (ii) 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 (iii) Owner pays a transfer fee of \$250. This Warranty is not otherwise transferable by contract or operation of law.



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

- a. **Natural Disaster**, such as gale force wind or hail, windfall or wind-blown debris, flood, tornado/microburst, hurricane, lightning/electrical storm, fire, earthquake, or any act of God.
 - b. **Failure of substrate under the IB Roof System**, including collapse, movement, deflection, loss of insulation or R-value, excessive moisture infiltration or condensation, or failure of any portion of any underlying structure.
 - c. **Change in use, abuse, or misuse**, including excessive foot traffic, staging or storage of any nature on the IB Roof System, failure of the Owner to properly maintain the roof system, or substantial change in the usage of the building without IBRS written approval. Misuse 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 additions, penetrations, or substantial work performed on or through the IB Roof System that is not in compliance with IBRS specifications and installation instructions.
 - e. **Components not identified as IBRS Products** under "Our Promise" are not covered by this Warranty such as but not limited to adhesives, caulking or sealants, flashing accessories, metal materials, and other accessories contained in an IB Roof System are not covered by this Warranty.
 - f. **Any building component, overburden material or component, or any material other than the IBRS Products identified under "Our Promise"**, including without limitation: 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.
 - g. **Building design**, including but not limited to inadequate ventilation or insulation R-values, and improper placement of insulation.
 - h. **Contact with incompatible products, materials, cleaners, chemicals or compounds, environmental fallout and any other chemicals** not designated as "Satisfactory" in the Chemical Compatibility Sheet that is in effect on the Date of Completion.
 - i. **Animals, plants, insects, or other organisms** on or beneath the IB Roof System, including algae, bacteria, 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, microbial or general pollutants.
- j. **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.
 - k. **Improper Installation.** IBRS' "authorized" designation of applicators in no way warrants workmanship in any particular case.

Limitation of Damages, Choice of Law & Jurisdiction

UNLESS AMENDED BY A SEPARATE IBRS WARRANTY RIDER ISSUED TO OWNER BY IBRS, THIS WARRANTY SUPERSEDES AND REPLACES ALL OTHER EXPRESSED (WRITTEN OR ORAL) WARRANTIES, AND THERE ARE NO IMPLIED WARRANTIES, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSE, WHICH EXTEND BEYOND THE FACE HEREOF. THIS WARRANTY IS OWNER'S SOLE AND EXCLUSIVE REMEDY. TO THE FULLEST EXTENT PERMITTED BY LAW, 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. To the extent permitted by law, this Warranty is governed by the laws of the State of Texas and the state or federal courts in Dallas or Tarrant County, Texas shall have exclusive jurisdiction and venue in all disputes against IBRS. SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, OR LIMITATION OF IMPLIED WARRANTIES, OR SELECTION OF OTHER STATE'S LAWS OR FORUMS, SO THESE EXCLUSIONS AND LIMITATIONS MAY NOT APPLY TO YOU. You may have other rights not stated here, consult with the applicable law of your state or territory.

NO REPRESENTATIVE, EMPLOYEE, OR AGENT OF IBRS IS AUTHORIZED TO MODIFY THIS WARRANTY except in writing as authorized by IBRS' Technical Services Director.

THIS IS YOUR COPY OF THE WARRANTY WITH A UNIQUE REGISTRATION NUMBER. Please retain this section for your records and refer to the terms and conditions of your warranty should a rooftop concern occur. You will not be contacted by IBRS with regards to product activation. For the fastest response to a concern, contact your original installing contractor first and explain in detail your issue. The contractor's information is located above.

RESLMW – Rev 6-2022



**Lifetime Residential Limited
Material Warranty /
Warranty Rider**

Certificate No.

SAMPLE

PROJECT INFORMATION

Job Type:		Job Type if "Other":
Type of Structure/Use:	Type of Structure/Building Use If Other:	Roof Size (Square Feet):
Membrane Type:	Membrane Thickness:	Membrane Color:
Warranty Period Term Length:	Warranty Upgrade Period:	Warranty Start/Date of Installation:
Roofing Contractor Name:	Roofing Contractor Email:	Roofing Contractor Phone:
Project Name:		
Project Address:		Project City:
		Project State:
		Project Zip:

PROPERTY OWNER INFORMATION

Building Owner Company Name:	Building Owner First Name:	Building Owner Last Name:
Building Owner Address:	Building Owner City:	Building Owner State:
Building Owner Zip Code:	Building Owner Phone:	Building Owner Email:

Our Promise: IB Roof Systems, ("IBRS"), proudly warrants that, subject to the other terms, conditions, and limitations below, IBRS will replace the affected portion of the IBRS membrane and IBRS reinforced membrane base flashing (curbs/wall edges attached to IBRS membrane) that fails due to a manufacturing defect. This Warranty is void unless the IBRS membrane and IBRS reinforced membrane base flashing (curbs/walls) has been or is intended to be installed as part of an IB Roof System. IBRS does not cover the cost to remove, dispose, re-install, construct, repair or maintain any product, improvement, or structure except to the following limited extent: The cost to replace the failed IB membrane and/or IBRS reinforced membrane base flashing with the same design and grade of membrane on an existing appropriate substrate.

Warranty Period: This Warranty commences upon the 'Date of Completion' and will last for as long as you own the home and is 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). "Lifetime" means for as long as the original owner owns the property and is alive, but if the owner is not a natural person, or the Warranty is transferred to a new owner in accordance with 'd' under "Owner's Responsibilities," 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**). Full payment of all labor and materials supplied in connection with the IB Roof System is a condition of this Warranty. Notwithstanding the forgoing, this Warranty terminates upon transfer to a new property owner unless Section 'd' under the Owner's Responsibilities Section of this Warranty is satisfied. This Limited Warranty version is valid for roofs installed after 6/01/2022.

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. If suspected to be a material defect, then call IBRS' Technical Services Department at 800-426-1626 within five (5) calendar days (120 hours) of discovery and send written notice within fourteen (14) days of discovery to Attn: Warranty Department, IB Roof Systems, 506 E. Dallas Road Ste 300, Grapevine, TX 76051. Electronic notification is accepted by emailing notice to warranty@ibroof.com. **Notice to the roofing installer is not notice to IBRS.** Reporting a leak to IBRS is the owner's authorization for IBRS to investigate, including inspection of the roof as IBRS deems necessary. Any non-IBRS supplied material or equipment that impedes investigation or repair of the IB Roof System must be removed at the 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 with 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. The Owner is responsible for all costs or charges not covered by this Warranty.

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 for more information.

d. Transfer. Owner can continue this Warranty upon transfer to a subsequent owner, for the balance of any "Lifetime" Warranty Period as though no transfer occurred except the remaining balance of the warranty based upon the original thickness of the membrane chosen for the installation (i.e. **50 mil/15-year, 60 mil/20-year, 80 mil/25-year**) from the Date of Completion (the original membrane installation date). Owner can transfer this Warranty to a subsequent owner for the remaining term only if (i) 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), in the Warranty Transfer Section. (ii) 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 (iii) Owner pays a transfer fee of \$250. If this Warranty was purchased as part of a \$99.00 upgrade rider, the first transfer fee is only \$150. Subsequent transfers are assessed at \$250. This Warranty is not otherwise transferable by contract or operation of law.



**Lifetime Residential Limited
Material Warranty /
Warranty Rider**

Certificate No.

SAMPLE

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

- a. Natural Disaster**, such as gale force wind or hail, windfall or wind-blown debris, flood, tornado/microburst, hurricane, lightning/electrical storm, fire, earthquake, or any act of God.
 - b. Failure of substrate under the IB Roof System**, including collapse, movement, deflection, loss of insulation or R-value, excessive moisture infiltration or condensation, or failure of any portion of any underlying structure.
 - c. Change in use, abuse, or misuse**, including excessive foot traffic, staging or storage of any nature on the IB Roof System, failure of the Owner to properly maintain the roof system, or substantial change in the usage of the building without IBRS written approval. Misuse 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 additions, penetrations, or substantial work performed on or through the IB Roof System that is not in compliance with IBRS specifications and installation instructions.
 - e. Components** not identified as IBRS Products under "Our Promise" such as but not limited to adhesives, caulking or sealants, flashing accessories, metal materials, and other accessories contained in an IB Roof System are not covered by this Warranty.
 - f. Any building component, overburden material or component, or any material** other than the IBRS Products identified under "Our Promise", including without limitation: 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.
 - g. Building design**, including but not limited to inadequate ventilation or insulation R-values, and improper placement of insulation.
 - h. Contact with incompatible products**, materials, cleaners, chemicals or compounds, environmental fallout and any other chemicals not designated as "Satisfactory" in the Chemical Compatibility Sheet that is in effect on the Date of Completion.
 - i. Animals, plants, insects, or other organisms** on or beneath the IB Roof System, including algae, bacteria, 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, microbial or general pollutants.
- j. 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.
 - k. Improper Installation**. IBRS' "authorized" designation of applicators in no way warrants workmanship in any particular case.

Limitation of Damages, Choice of Law & Jurisdiction

UNLESS AMENDED BY A SEPARATE IBRS WARRANTY RIDER ISSUED BY IBRS, THIS WARRANTY SUPERSEDES AND REPLACES ALL OTHER EXPRESSED (WRITTEN OR ORAL) WARRANTIES, AND THERE ARE NO IMPLIED WARRANTIES, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSE, WHICH EXTEND BEYOND THE FACE HEREOF. THIS WARRANTY IS OWNER'S SOLE AND EXCLUSIVE REMEDY. TO THE FULLEST EXTENT PERMITTED BY LAW 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. To the extent permitted by law, this Warranty is governed by the laws of the State of Texas and the state or federal courts in Dallas or Tarrant County, Texas shall have exclusive jurisdiction and venue in all disputes against IBRS. SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, OR LIMITATION OF IMPLIED WARRANTIES, OR SELECTION OF OTHER STATE'S LAWS OR FORUMS, SO THESE EXCLUSIONS AND LIMITATIONS MAY NOT APPLY TO YOU. You may have other rights not stated here, consult with the applicable law of your state or territory.

NO REPRESENTATIVE, EMPLOYEE, OR AGENT OF IBRS IS AUTHORIZED TO MODIFY THIS WARRANTY except in writing as authorized by IBRS' Technical Services Director.

THIS IS YOUR COPY OF THE WARRANTY WITH A UNIQUE REGISTRATION NUMBER. Please retain this section for your records and refer to the terms and conditions of your warranty should a rooftop concern occur. You will not be contacted by IBRS with regards to product activation. **For the fastest response to a concern**, contact your original installing contractor first and explain in detail your issue. The contractor's information is located above.

RESLIFELMW - Rev 6-2022



Residential Warranty Plus Limited Labor & Material Warranty

Certificate No.

PROJECT INFORMATION

Job Type:		Job Type if "Other":	
Type of Structure/Use:	Type of Structure/Building Use If Other:	Roof Size (Square Feet):	Membrane Color:
Membrane Type:	Membrane Thickness:	Warranty Start/Date of Installation:	Roofing Contractor Phone:
Warranty Period Term Length:	Warranty Upgrade Period:	Roofing Contractor Name:	Roofing Contractor Email:
Project Name:	Project City:	Project State:	Project Zip:

PROPERTY OWNER INFORMATION

Building Owner Company Name:	Building Owner First Name:	Building Owner Last Name:
Building Owner Address:	Building Owner City:	Building Owner State:
Building Owner Zip Code:	Building Owner Phone:	Building Owner Email:

Our Promise

IB Roof Systems, ("IBRS"), proudly warrants that, subject to the other terms, conditions, and limitations below, IBRS will replace the affected portion of the IBRS membrane, IBRS reinforced membrane base flashing (curbs/walls edges attached to IBRS membrane), IBRS factory fabricated flashings, and IB Clad metal edging and metal terminations ("IBRS Products") that fails due to a manufacturing defect. This Warranty is void unless the IBRS Products have been or are intended to be installed as part of an IB Roof System and cover repair labor costs to the following extent: - IBRS' total obligation under this Warranty shall not exceed the original price invoiced by IBRS for the IBRS Products, together with the estimated roof installation labor cost determined by the RS Means Building Construction Cost Data™ reference book edition in publication at the time of the Warranty claim.

Warranty Period

The term of this Warranty varies based upon the membrane thickness (**50 mil/15-year, 60 mil/20-year, 80 mil/25-year**), except for IB Clad metal edging and metal terminations which is/are strictly limited to 15 years. This Warranty is 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 the Date of Completion (the original date of installation). This Warranty commences upon the 'Date of Completion.' Full payment of all labor and materials supplied in connection with the IB Roof System is a condition of this Warranty. Notwithstanding the foregoing, this Warranty terminates upon transfer to a new property owner unless Section 'd' under the Owner's Responsibilities Section of this Warranty is satisfied. This Limited Warranty version is valid for roofs installed after 6/01/2022.

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. If suspected to be a material defect, then call IBRS' Technical Services Department at 800-426-1626 within five (5) calendar days (120 hours) of discovery and send written notice within fourteen (14) days of discovery to Attn: Warranty Department, IB Roof Systems, 506 E. Dallas Road Ste 300, Grapevine, TX 76051. Electronic notification is accepted by emailing notice to warranty@ibroof.com. **Notice to the roofing installer is not notice to IBRS.** Reporting a leak to IBRS is the owner's authorization for IBRS to investigate, including inspection of the roof as IBRS deems necessary. Any non-IBRS supplied material or equipment that impedes investigation or repair of the IB Roof System must be removed at the 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 with 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. The Owner is responsible for all costs or charges not covered by this Warranty.

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 for more information.

d. Transfer. Owner can continue this Warranty upon transfer to a subsequent owner for the remaining Warranty Period as though no transfer occurred only if (i) 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), in the Warranty Transfer Section; (ii) 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 (iii) Owner pays a transfer fee of \$250. If this Warranty was purchased as part of an upgrade rider, the first transfer fee is only \$150. Subsequent transfers are assessed at \$250. This Warranty is not otherwise transferable by contract or operation of law.



Residential Warranty Plus Limited Labor & Material Warranty

Certificate No.

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

- a. Natural Disaster**, such as gale force wind or hail, windfall or wind-blown debris, flood, tornado/microburst, hurricane, lightning/electrical storm, fire, earthquake, or any act of God.
 - b. Failure of substrate under the IB Roof System**, including collapse, movement, deflection, loss of insulation or R-value, excessive moisture infiltration or condensation, or failure of any portion of any underlying structure.
 - c. Change in use, abuse, or misuse**, including excessive foot traffic, staging or storage of any nature on the IB Roof System, failure of the Owner to properly maintain the roof system, or substantial change in the usage of the building without IBRS written approval. Misuse 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 additions, penetrations, or substantial work performed on or through the IB Roof System that is not in compliance with IBRS specifications and installation instructions.
 - e. Components** not identified as IBRS Products under "Our Promise" are not covered by this Warranty, such as but not limited to adhesives, caulking or sealants, non-IBRS factory fabricated flashing accessories, non-IB Clad metal materials, and other accessories contained in an IB Roof System.
 - f. Any building component, overburden material or component, or any material other than the IBRS Products identified under "Our Promise"**, including without limitation: 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.
 - g. Building design**, including but not limited to inadequate ventilation or insulation R-values, and improper placement of insulation.
 - h. Contact with incompatible products**, materials, cleaners, chemicals or compounds, environmental fallout and any other chemicals not designated as "Satisfactory" in the Chemical Compatibility Sheet that is in effect on the Date of Completion.
 - i. Animals, plants, insects, or other organisms** on or beneath the IB Roof System, including algae, bacteria, 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, microbial or general pollutants.
- j. 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.
 - k. Improper Installation**. IBRS' "authorized" designation of applicators in no way warrants workmanship in any particular case.

Limitation of Damages, Choice of Law & Jurisdiction

UNLESS AMENDED BY A SEPARATE IB WARRANTY RIDER ISSUED TO OWNER BY IBRS, THIS WARRANTY SUPERSEDES AND REPLACES ALL OTHER EXPRESSED (WRITTEN OR ORAL) WARRANTIES, AND THERE ARE NO IMPLIED WARRANTIES, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSE, WHICH EXTEND BEYOND THE FACE HEREOF. THIS WARRANTY IS OWNER'S SOLE AND EXCLUSIVE REMEDY. TO THE FULLEST EXTENT PERMITTED BY LAW, 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. The owner is solely responsible for the investigation and remedy of any non-covered leaks or conditions. To the extent permitted by law, this Warranty is governed by the laws of the State of Texas. And the state or federal courts in Dallas or Tarrant County, Texas shall have exclusive jurisdiction and venue in all disputes against IBRS. SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, OR LIMITATION OF IMPLIED WARRANTIES, OR SELECTION OF OTHER STATE LAWS OR FORUMS, SOME OR ALL OF THESE EXCLUSIONS AND LIMITATIONS MAY NOT APPLY TO YOU. You may have other rights not stated here, consult with the applicable law of your state or territory.

NO REPRESENTATIVE, EMPLOYEE, OR AGENT OF IBRS IS AUTHORIZED TO MODIFY THIS WARRANTY except in writing as authorized by IBRS' Technical Services Director.

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RESWPLMW – Rev 6-2022



**Residential Lifetime
Warranty & Warranty Plus
Limited Labor & Material
Warranty**

Certificate No.

PROJECT INFORMATION

Job Type:		Job Type if "Other":
Type of Structure/Use:	Type of Structure/Building Use if Other:	Roof Size (Square Feet):
Membrane Type:	Membrane Thickness:	Membrane Color:
Warranty Period Term Length:	Warranty Upgrade Period:	Warranty Start/Date of Installation:
Roofing Contractor Name:	Roofing Contractor Email:	Roofing Contractor Phone:
Project Name:		
Project Address:	Project City:	Project State: Project Zip:

PROPERTY OWNER INFORMATION

Building Owner Company Name:	Building Owner First Name:	Building Owner Last Name:
Building Owner Address:	Building Owner City:	Building Owner State:
Building Owner Zip Code:	Building Owner Phone:	Building Owner Email:

Our "Lifetime" Warranty Promise: IB Roof Systems, ("IBRS"), proudly warrants that, subject to the applicable Lifetime Warranty Period, other terms, conditions, and limitations below, IBRS will replace the affected portion of the IBRS membrane and IBRS reinforced membrane base flashing (curbs/wall edges attached to IBRS membrane) that fails due to a manufacturing defect. This Warranty is void unless the IBRS membrane and IBRS reinforced membrane base flashing (curbs/walls) has been or is intended to be installed as part of an IB Roof System. IBRS does not cover the cost to remove, dispose, re-install, construct, repair or maintain any product, improvement, or structure except to the following limited extent: The cost to replace the failed IB membrane and/or IBRS reinforced membrane base flashing with the same design and grade of membrane on an existing appropriate substrate.

Our "Warranty Plus" Warranty Promise: IB Roof Systems, ("IBRS"), additionally warrants for a variable term based upon membrane thickness based (50 mil/15-year, 60 mil/20-year, 80 mil/25- year) except for IB Clad metal edging and metal terminations which is/are strictly limited to 15 years and, subject to the other terms, conditions, and limitations below, IBRS will replace the affected portion of the IBRS membrane, IBRS reinforced membrane base flashing (curbs/walls edges attached to IBRS membrane), IBRS factory fabricated flashings, and IB Clad metal edging and metal terminations ("IBRS Products") that fails due to a manufacturing defect. This Warranty is void unless the IBRS Products have been or are intended to be installed as part of an IB Roof System and only the Warranty Plus Promise of this Warranty shall cover repair labor costs for the associated term length to the following extent: IBRS' total obligation under this Warranty shall not exceed the original price invoiced by IBRS for the IBRS Products, together with the estimated roof installation labor cost determined by the RS Means Building Construction Cost Data™ reference book edition in publication at the time of the Warranty claim.

Lifetime Warranty Period: This Warranty commences upon the 'Date of Completion' and will last for as long as you own the home and is 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 original date of installation). "Lifetime" means for as long as the original owner owns the property and is alive, but if the owner is not a natural person, or the Warranty is transferred to a new owner in accordance with d under "Owner's Responsibilities," 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). Full payment of all labor and materials supplied in connection with the IB Roof System is a condition of this Warranty. Notwithstanding the foregoing, this Warranty terminates upon transfer to a new property owner unless Section 'd' under the Owner's Responsibilities Section of this Warranty is satisfied. This Limited Warranty version is valid for roofs installed after 6/01/2022.

Warranty Plus Warranty Period: The term of this Warranty Plus Period varies based upon the membrane thickness (50 mil/15-year, 60 mil/20-year, 80 mil/25- year), except for IB Clad metal edging and metal terminations which is/are strictly limited to 15 years. This Warranty is 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 the Date of Completion (the original date of installation). This Warranty Plus Warranty Period commences upon the 'Date of Completion.' Full payment of all labor and materials supplied in connection with the IB Roof System is a condition of this Warranty. Notwithstanding the foregoing, this Warranty terminates upon transfer to a new property owner unless Section 'd' under the Owner's Responsibilities Section of this Warranty is satisfied. This Limited Warranty version is valid for roofs installed after 6/01/2022.

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. If suspected to be a material defect, then call IBRS' Technical Services Department at 800-426-1626 within five (5) calendar days (120 hours) of discovery and send written notice within fourteen (14) days of discovery to Attn: Warranty Department, IB Roof Systems, 506 E. Dallas Road Ste 300, Grapevine, TX 76051. Electronic notification is accepted by emailing notice to warranty@ibroof.com **Notice to the roofing installer is not notice to IBRS.** Reporting a leak to IBRS is the owner's authorization for IBRS to investigate, including inspection of the roof as IBRS deems necessary. Any non-IBRS supplied material or equipment that impedes investigation or repair of the IB Roof System must be removed at the 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 with 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. The Owner is responsible for all costs or charges not covered by this Warranty.

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 for more information.



Residential Lifetime Warranty & Warranty Plus Limited Labor & Material Warranty

Certificate No.

d. Transfer. Owner can continue this Warranty upon transfer to a subsequent owner for the remaining term of Warranty Period as though no transfer occurred only if (i) 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), in the Warranty Transfer Section; (ii) 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 (iii) Owner pays a transfer fee of \$250. If this Warranty was purchased as part of an upgrade rider, the first transfer fee is only \$150. Subsequent transfers are assessed at \$250. This Warranty is not otherwise transferable 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, windfall or wind-blown debris, flood, tornado/microburst, hurricane, lightning/electrical storm, fire, earthquake, or any act of God.
- b. Failure of substrate under the IB Roof System,** including collapse, movement, deflection, loss of insulation or R-value, excessive moisture infiltration or condensation, or failure of any portion of any underlying structure.
- c. Change in use, abuse, or misuse,** including excessive foot traffic, staging or storage of any nature on the IB Roof System, failure of the Owner to properly maintain the roof system, or substantial change in the usage of the building without IBRS written approval. Misuse 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 additions, penetrations, or substantial work performed on or through the IB Roof System that is not in compliance with IBRS specifications and installation instructions.
- e. Components** not identified as IBRS Products under "Our Lifetime Warranty Promise" are not covered by the Lifetime Warranty portion of this Warranty such as but not limited to adhesives, caulking or sealants, flashing accessories, metal materials, and other accessories contained in an IB Roof System are not covered by this Warranty. **Components** not identified as IBRS Products under "Our Warranty Plus Warranty Promise" are not covered by the Warranty Plus portion of this Warranty, such as but not limited to adhesives, caulking or sealants, non-IBRS factory fabricated flashing accessories, non-IB Clad metal materials, and other accessories contained in an IB Roof System.
- f. Any building component, overburden material or component, or any material other than the IBRS Products identified under either "Our Promise", including without limitation:** 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.
- g. Building design,** including but not limited to inadequate ventilation or insulation R-values, and improper placement of insulation.
- h. Contact with incompatible products,** materials, cleaners, chemicals or compounds, environmental fallout and any other chemicals not designated as "Satisfactory" in the Chemical Compatibility Sheet that is in effect on the Date of Completion.
- i. Animals, plants, insects, or other organisms** on or beneath the IB Roof System, including algae, bacteria, 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, microbial or general pollutants.

j. 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.

k. Improper Installation. IBRS' "authorized" designation of applicators in no way warrants workmanship in any particular case.

Limitation of Damages, Choice of Law & Jurisdiction

UNLESS AMENDED BY A SEPARATE IB WARRANTY RIDER ISSUED TO OWNER BY IBRS, THIS WARRANTY SUPERSEDES AND REPLACES ALL OTHER EXPRESSED (WRITTEN OR ORAL) WARRANTIES, AND THERE ARE NO IMPLIED WARRANTIES, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSE, WHICH EXTEND BEYOND THE FACE HEREOF. THIS WARRANTY IS OWNER'S SOLE AND EXCLUSIVE REMEDY. TO THE FULLEST EXTENT PERMITTED BY LAW, 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. The owner is solely responsible for the investigation and remedy of any non-covered leaks or conditions. To the extent permitted by law, this Warranty is governed by the laws of the State of Texas. And the state or federal courts in Dallas or Tarrant County, Texas shall have exclusive jurisdiction and venue in all disputes against IBRS. SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, OR LIMITATION OF IMPLIED WARRANTIES, OR SELECTION OF OTHER STATE LAWS OR FORUMS, SOME OR ALL OF THESE EXCLUSIONS AND LIMITATIONS MAY NOT APPLY TO YOU. You may have other rights not stated here, consult with the applicable law of your state or territory.

NO REPRESENTATIVE, EMPLOYEE, OR AGENT OF IBRS IS AUTHORIZED TO MODIFY THIS WARRANTY except in writing as authorized by IBRS' Technical Services Director.

THIS IS YOUR COPY OF THE WARRANTY WITH A UNIQUE REGISTRATION NUMBER. Please retain this section for your records and refer to the terms and conditions of your warranty should a rooftop concern occur. You will not be contacted by IBRS with regards to product activation. **For the fastest response to a concern,** contact your original installing contractor first and explain in detail your issue. The contractor's information is located above.

RESLIFE&WP - Rev 6-2022



Commercial Limited Material Warranty

Certificate No.

PROJECT INFORMATION

Job Type:		Job Type if "Other":	
Type of Structure/Use:	Type of Structure/Building Use If Other:	Roof Size (Square Feet):	
Membrane Type:	Membrane Thickness:	Membrane Color:	
Warranty Period Term Length:	Warranty Upgrade Period:	Warranty Start/Date of Installation:	
Roofing Contractor Name:	Roofing Contractor Email:	Roofing Contractor Phone:	
Project Name:			
Project Address:		Project City:	Project State: Project Zip:

PROPERTY OWNER INFORMATION

Building Owner Company Name:	Building Owner First Name:	Building Owner Last Name:	
Building Owner Address:	Building Owner City:	Building Owner State:	
Building Owner Zip Code:	Building Owner Phone:	Building Owner Email:	

Our Promise

IB Roof Systems, ("IBRS"), proudly warrants that, subject to the other terms, conditions, and limitations below, IBRS will replace the affected portion of the IBRS membrane and IBRS reinforced membrane base flashing (curbs/walls edges attached to IBRS membrane) that fails due to a manufacturing defect. This Warranty is void unless the IBRS membrane and IBRS reinforced membrane base flashing (curbs/walls) has been or is intended to be installed as part of an IB Roof System. IBRS does not cover the cost to remove, dispose, re-install, construct, repair or maintain any product, improvement, or structure except to the following limited extent: The cost to replace the failed IBRS membrane and/or IBRS reinforced membrane base flashing with the same design and grade of membrane on an existing appropriate substrate.

Warranty Period

The term of this Warranty varies based upon the membrane thickness (50 mil/15-year, 60 mil/20-year, 80 mil/25-year) and is 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). This Warranty commences upon the 'Date of Completion.' Full payment of all labor and materials supplied in connection with the IB Roof System is a condition of this Warranty. Notwithstanding the foregoing, this Warranty terminates upon transfer to a new property owner unless Section 'd' under the Owner's Responsibilities Section of this Warranty is satisfied. This Limited Warranty version is valid for roofs installed after 6/01/2022.

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. If suspected to be a material defect, then call IBRS' Technical Services Department at 800-426-1626 within five (5) calendar days (120 hours) of discovery and send written notice within fourteen (14) days of discovery to Attn: Warranty Department, IB Roof Systems, 506 E. Dallas Road Ste 300, Grapevine, TX 76051. Electronic notification is accepted by emailing notice to warranty@ibroof.com. **Notice to the roofing installer is not notice to IBRS.** Reporting a leak to IBRS is the owner's authorization for IBRS to investigate, including inspection of the roof as IBRS deems necessary. Any non-IBRS supplied material or equipment that impedes investigation or repair of the IB Roof System must be removed at the 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 with 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. The Owner is responsible for all costs or charges not covered by this Warranty.

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 for more information.

d. Transfer. Owner can continue this Warranty upon transfer to a subsequent owner for the remaining Warranty Period a though no transfer occurred only if (i) 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), in the Warranty Transfer Section; (ii) 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 (iii) Owner pays a transfer fee of \$250. This Warranty is not otherwise transferable by contract or operation of law.



Commercial Limited Material Warranty

Certificate No.

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

- a. Natural Disaster**, such as gale force wind or hail, windfall or wind-blown debris, flood, tornado/microburst, hurricane, lightning/electrical storm, fire, earthquake, or any act of God.
 - b. Failure of substrate under the IB Roof System**, including collapse, movement, deflection, loss of insulation or R-value, excessive moisture infiltration or condensation, or failure of any portion of any underlying structure.
 - c. Change in use, abuse, or misuse**, including excessive foot traffic, staging or storage of any nature on the IB Roof System, failure of the Owner to properly maintain the roof system, or substantial change in the usage of the building without IBRS written approval. Misuse 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 additions, penetrations, or installation of any structures, fixtures, or utilities on or through the IB Roof System after installation, including, but not limited to, Photovoltaic (PV) Arrays, garden roofs, decks, patios, and areas intended for public access, or substantial work performed on or through the IB Roof System that is not in compliance with IBRS specifications and installation instructions. Failure to obtain IBRS's approval for a roof modification, or failure to provide required documentation, shall render this Limited Warranty null and void.
 - e. Components** not identified under "Our Promise" such as but not limited to adhesives, caulking or sealants, flashing accessories, metal materials, and other accessories contained in an IB Roof System are not covered by this Warranty.
 - f. Any building component, overburden material or component, or any material other than the IBRS Products identified under "Our Promise"**, including without limitation: 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.
 - g. Building design**, including but not limited to inadequate ventilation or insulation R-values, and improper placement of insulation.
 - h. Contact with incompatible products**, materials, cleaners, chemicals or compounds, environmental fallout and any other chemicals not designated as "Satisfactory" in the Chemical Compatibility Sheet that is in effect on the Date of Completion.
 - i. Animals, plants, insects, or other organisms** on or beneath the IB Roof System, including algae, bacteria, 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, microbial or general pollutants.
- j. 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.
 - k. Improper Installation**. IBRS' "authorized" designation of applicators in no way warrants workmanship in any particular case.

Limitation of Damages, Choice of Law & Jurisdiction

UNLESS AMENDED BY A SEPARATE IB WARRANTY RIDER ISSUED TO OWNER BY IBRS, THIS WARRANTY SUPERSEDES AND REPLACES ALL OTHER EXPRESSED (WRITTEN OR ORAL) WARRANTIES, AND THERE ARE NO IMPLIED WARRANTIES, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSE, WHICH EXTEND BEYOND THE FACE HEREOF. THIS WARRANTY IS OWNER'S SOLE AND EXCLUSIVE REMEDY. TO THE FULLEST EXTENT PERMITTED BY LAW, 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. To the extent permitted by law, this Warranty is governed by the laws of the State of Texas. And the state or federal courts in Dallas or Tarrant County, Texas shall have exclusive jurisdiction and venue in all disputes against IBRS. **SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, OR LIMITATION OF IMPLIED WARRANTIES, OR SELECTION OF OTHER STATE LAWS OR FORUMS, SOME OR ALL OF THESE EXCLUSIONS AND LIMITATIONS MAY NOT APPLY TO YOU.** You may have other rights not stated here, consult with the applicable law of your state or territory.

NO REPRESENTATIVE, EMPLOYEE, OR AGENT OF IBRS IS AUTHORIZED TO MODIFY THIS WARRANTY except in writing as authorized by IBRS' Technical Services Director.

THIS IS YOUR COPY OF THE WARRANTY WITH A UNIQUE REGISTRATION NUMBER. Please retain this section for your records and refer to the terms and conditions of your warranty should a rooftop concern occur. You will not be contacted by IBRS with regards to product activation. **For the fastest response to a concern**, contact your original installing contractor first and explain in detail your issue. The contractor's information is located above.

COMLMW Rev.6-2022



**Commercial Limited Material
Warranty & Plus 5 Year
Extension**

Certificate No.

PROJECT INFORMATION

Job Type:		Job Type if "Other":	
Type of Structure/Use:	Type of Structure/Building Use If Other:	Roof Size (Square Feet):	
Membrane Type:	Membrane Thickness:	Membrane Color:	
Warranty Period Term Length:	Warranty Upgrade Period:	Warranty Start/Date of Installation:	
Roofing Contractor Name:	Roofing Contractor Email:	Roofing Contractor Phone:	
Project Name:			
Project Address:		Project City:	Project State: Project Zip:
PROPERTY OWNER INFORMATION			
Building Owner Company Name:		Building Owner First Name:	Building Owner Last Name:
Building Owner Address:		Building Owner City:	Building Owner State:
Building Owner Zip Code:		Building Owner Phone:	Building Owner Email:

Our Promise: IB Roof Systems, ("IBRS"), proudly warrants that, subject to the other terms, conditions, and limitations below, IBRS will replace the affected portion of the IBRS membrane and IBRS reinforced membrane base flashing (curbs/wall edges attached to IBRS membrane) that fails due to a manufacturing defect. This Warranty is void unless the IBRS membrane and IBRS reinforced membrane base flashing (curbs/walls) have been or are intended to be installed as part of an IB Roof System. IBRS does not cover the cost to remove, dispose, re-install, construct, repair or maintain any product, improvement, or structure except to the following limited extent: The cost to replace the failed IBRS membrane and/or IBRS reinforced membrane base flashing with the same design and grade of membrane on an existing appropriate substrate.

Warranty Period: This Warranty adds an additional five (5) years to the standard term of the warranty (see Warranty Table) which is based on the membrane thickness (**50 mil/15-year, 60 mil/20-year, 80 mil/25-year**) and is 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). This Warranty commences upon the 'Date of Completion.' Full payment of all labor and materials supplied in connection with the IB Roof System is a condition of this Warranty. Notwithstanding the foregoing, this Warranty terminates upon transfer to a new property owner unless Section 'd' under the Owner's Responsibilities Section of this Warranty is satisfied. This Limited Warranty version is valid for roofs installed after 6/01/2022.

Membrane Thickness	Standard Warranty Term	Commercial Plus 5 = Total Warranty Term
50 mil	15 Years	+ 5 Years = 20 Years
60 mil	20 Years	+ 5 Years = 25 Years
80 mil	25 Years	+ 5 Years = 30 Years

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. If suspected to be a material defect, then call IBRS' Technical Services Department at 800-426-1626 within five (5) calendar days (120 hours) of discovery and send written notice within fourteen (14) days of discovery to Attn: Warranty Department, IB Roof Systems, 506 E. Dallas Road Ste 300, Grapevine, TX 76051. Electronic notification is accepted by emailing notice to warranty@ibroof.com **Notice to the roofing installer is not notice to IBRS.** Reporting a leak to IBRS is the owner's authorization for IBRS to investigate, including inspection of the roof as IBRS deems necessary. Any non-IBRS supplied material or equipment that impedes investigation or repair of the IB Roof System must be removed at the 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 with 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. The Owner is responsible for all costs or charges not covered by this Warranty.
- 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. The owner should maintain records of inspections and maintenance. See www.ibroof.com for more information.
- d. Transfer.** Owner can continue this Warranty upon transfer to a subsequent owner for the remaining Warranty Period as though no transfer occurred only if (i) 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), in the Warranty Transfer Section; (ii) 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 (iii) Owner pays a transfer fee of \$250. If this Warranty was purchased as part of an upgrade rider, the total combined transfer fee is \$250. Subsequent transfers are assessed at \$250. This Warranty is not otherwise transferable by contract or operation of law.



**Commercial Limited Material
Warranty & Plus 5 Year
Extension**

Certificate No.

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

- a. **Natural Disaster**, such as gale force wind or hail, windfall or wind-blown debris, flood, tornado/microburst, hurricane, lightning/electrical storm, fire, earthquake, or any act of God.
 - b. **Failure of substrate under the IB Roof System**, including collapse, movement, deflection, loss of insulation or R-value, excessive moisture infiltration or condensation, or failure of any portion of any underlying structure.
 - c. **Change in use, abuse, or misuse**, including excessive foot traffic, staging or storage of any nature on the IB Roof System, failure of the Owner to properly maintain the roof system, or substantial change in the usage of the building without IBRS written approval. Misuse 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 additions, penetrations, or installation of any structures, fixtures, or utilities on or through the IB Roof System after installation, including, but not limited to, Photovoltaic (PV) Arrays, garden roofs, decks, patios, and areas intended for public access, or substantial work performed on or through the IB Roof System that is not in compliance with IBRS specifications and installation instructions. Failure to obtain IBRS's approval for a roof modification, or failure to provide required documentation, shall render this Limited Warranty null and void.
 - e. **Components** not identified under "Our Promise" such as but not limited to adhesives, caulking or sealants, flashing accessories, metal materials, and other accessories contained in an IB Roof System are not covered by this Warranty.
 - f. **Any building component, overburden material or component, or any material other than the IBRS Products identified under "Our Promise", including without limitation:** 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.
 - g. **Building design**, including but not limited to inadequate ventilation or insulation R-values, and improper placement of insulation.
 - h. **Contact with incompatible products**, materials, cleaners, chemicals or compounds, environmental fallout and any other chemicals not designated as "Satisfactory" in the Chemical Compatibility Sheet that is in effect on the Date of Completion.
 - i. **Animals, plants, insects, or other organisms** on or beneath the IB Roof System, including algae, bacteria, 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, microbial or general pollutants.
- j. **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.
 - k. **Improper Installation**. IBRS' "authorized" designation of applicators in no way warrants workmanship in any particular case.

Limitation of Damages, Choice of Law & Jurisdiction

UNLESS AMENDED BY A SEPARATE IB WARRANTY RIDER ISSUED TO OWNER BY IBRS, THIS WARRANTY SUPERSEDES AND REPLACES ALL OTHER EXPRESSED (WRITTEN OR ORAL) WARRANTIES, AND THERE ARE NO IMPLIED WARRANTIES, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSE, WHICH EXTEND BEYOND THE FACE HEREOF. THIS WARRANTY IS OWNER'S SOLE AND EXCLUSIVE REMEDY. TO THE FULLEST EXTENT PERMITTED BY LAW, 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. To the extent permitted by law, this Warranty is governed by the laws of the State of Texas. And the state or federal courts in Dallas or Tarrant County, Texas shall have exclusive jurisdiction and venue in all disputes against IBRS. SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, OR LIMITATION OF IMPLIED WARRANTIES, OR SELECTION OF OTHER STATE LAWS OR FORUMS, SOME OR ALL OF THESE EXCLUSIONS AND LIMITATIONS MAY NOT APPLY TO YOU. You may have other rights not stated here, consult with the applicable law of your state or territory.

NO REPRESENTATIVE, EMPLOYEE, OR AGENT OF IBRS IS AUTHORIZED TO MODIFY THIS WARRANTY except in writing as authorized by IBRS' Technical Services Director.

THIS IS YOUR COPY OF THE WARRANTY WITH A UNIQUE REGISTRATION NUMBER. Please retain this section for your records and refer to the terms and conditions of your warranty should a rooftop concern occur. You will not be contacted by IBRS with regards to product activation. **For the fastest response to a concern**, contact your original installing contractor first and explain in detail your issue. The contractor's information is located above.

COMLW&P5 Rev 6-2022



Commercial Warranty Plus Limited Labor & Material Warranty

Certificate No.

PROJECT INFORMATION

Job Type:		Job Type if "Other":	
Type of Structure/Use:	Type of Structure/Building Use If Other:	Roof Size (Square Feet):	
Membrane Type:	Membrane Thickness:	Membrane Color:	
Warranty Period Term Length:	Warranty Upgrade Period:	Warranty Start/Date of Installation:	
Roofing Contractor Name:	Roofing Contractor Email:	Roofing Contractor Phone:	
Project Name:		Project Address:	
Project Address:		Project State:	Project Zip:

PROPERTY OWNER INFORMATION

Building Owner Company Name:	Building Owner First Name:	Building Owner Last Name:
Building Owner Address:	Building Owner City:	Building Owner State:
Building Owner Zip Code:	Building Owner Phone:	Building Owner Email:

Our Promise

IB Roof Systems, ("IBRS"), proudly warrants that, subject to the other terms, conditions, and limitations below, IBRS will replace the affected portion of the IBRS membrane, IBRS reinforced membrane base flashing (curbs/walls edges attached to IBRS membrane), IBRS factory fabricated flashings, and IB Clad metal edging and metal terminations ("IBRS Products") that fails due to a manufacturing defect. This Warranty is void unless the IBRS Products have been or are intended to be installed as part of an IBRS Roof System. IBRS' total liability under this Warranty shall not exceed the original price invoiced by IBRS for the IBRS Products, together with the estimated roof installation labor cost determined by the RS Means Building Construction Cost Data™ reference book edition in publication at the time of the Warranty claim.

Warranty Period

The term of this Warranty varies based upon the membrane thickness (**50 mil/15-year, 60 mil/20-year, 80 mil/25-year**), except for IB Clad metal edging and terminations which is/are strictly limited to 15 years. This Warranty is 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 from Date of Completion (Date of installation). This Warranty commences upon the '**Date of Completion.**' Full payment of all labor and materials supplied in connection with the IB Roof System is a condition of this Warranty. Notwithstanding the foregoing, this Warranty terminates upon transfer to a new property owner unless Section 'd' under the Owner's Responsibilities Section of this Warranty is satisfied. This Limited Warranty version is valid for roofs installed after 6/01/2022.

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. If suspected to be a material defect, then call IBRS' Technical Services Department at 800-426-1626 within five (5) calendar days (120 hours) of discovery and send written notice within fourteen (14) days of discovery to Attn: Warranty Department, IB Roof Systems, 506 E. Dallas Road Ste 300, Grapevine, TX 76051. Electronic notification is accepted by emailing notice to warranty@ibroof.com. **Notice to the roofing installer is not notice to IBRS.** Reporting a leak to IBRS is the owner's authorization for IBRS to investigate, including inspection of the roof as IBRS deems necessary. Any non-IBRS supplied material or equipment that impedes investigation or repair of the IB Roof System must be removed at the 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 with 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. The Owner is responsible for all costs or charges not covered by this Warranty.

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. The owner should maintain records of inspections and maintenance. See www.ibroof.com for more information.

d. Transfer. The owner can continue this Warranty upon transfer to a subsequent owner for the remaining Warranty Period as though no transfer occurred only if (i) 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), in the Warranty Transfer Section; (ii) 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 (iii) Owner pays a transfer fee of \$250. If this Warranty was purchased as part of an upgrade rider, the total combined transfer fee is \$250. Subsequent transfers are assessed at \$250. This Warranty is not otherwise transferable by contract or operation of law.



Commercial Warranty Plus Limited Labor & Material Warranty

Certificate No.

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

- a. Natural Disaster**, such as gale force wind or hail, windfall or wind-blown debris, flood, tornado/microburst, hurricane, lightning/electrical storm, fire, earthquake, or any act of God.
- b. Failure of substrate under the IB Roof System**, including collapse, movement, deflection, loss of insulation or R-value, excessive moisture infiltration or condensation, or failure of any portion of any underlying structure.
- c. Change in use, abuse, or misuse**, including excessive foot traffic, staging or storage of any nature on the IB Roof System, failure of the Owner to properly maintain the roof system, or substantial change in the usage of the building without IBRS written approval. Misuse 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 additions, penetrations, or installation of any structures, fixtures, or utilities on or through the IB Roof System after installation, including, but not limited to, Photovoltaic (PV) Arrays, garden roofs, decks, patios, and areas intended for public access, or substantial work performed on or through the IB Roof System that is not in compliance with IBRS specifications and installation instructions. Failure to obtain IBRS's approval for a roof modification, or failure to provide required documentation, shall render this Limited Warranty null and void.
- e. Components not identified as IBRS Products under "Our Promise"** such as but not limited to adhesives, caulking or sealants, non-IBRS factory fabricated flashing accessories, non-IB Clad metal materials, and other accessories contained in an IB Roof System are not covered by this Warranty.
- f. Any building component, overburden material or component, or any material other than the IBRS Products identified under "Our Promise", including without limitation:** 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.
- g. Building design**, including but not limited to inadequate ventilation or insulation R-values, and improper placement of insulation.
- h. Contact with incompatible products**, materials, cleaners, chemicals or compounds, environmental fallout and any other chemicals not designated as "Satisfactory" in the Chemical Compatibility Sheet that is in effect on the Date of Completion.
- i. Animals, plants, insects, or other organisms** on or beneath the IB Roof System, including algae, bacteria, 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, microbial or general pollutants.

j. 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.

k. Improper Installation. IBRS' "authorized" designation of applicators in no way warrants workmanship in any particular case.

Limitation of Damages, Choice of Law & Jurisdiction

UNLESS AMENDED BY A SEPARATE IB WARRANTY RIDER ISSUED TO OWNER BY IBRS, THIS WARRANTY SUPERSEDES AND REPLACES ALL OTHER EXPRESSED (WRITTEN OR ORAL) WARRANTIES, AND THERE ARE NO IMPLIED WARRANTIES, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSE, WHICH EXTEND BEYOND THE FACE HEREOF. THIS WARRANTY IS OWNER'S SOLE AND EXCLUSIVE REMEDY. TO THE FULLEST EXTENT PERMITTED BY LAW, 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. The owner is solely responsible for the investigation and remedy of any non-covered leaks or conditions. To the extent permitted by law, this Warranty is governed by the laws of the State of Texas. And the state or federal courts in Dallas or Tarrant County, Texas shall have exclusive jurisdiction and venue in all disputes against IBRS. SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, OR LIMITATION OF IMPLIED WARRANTIES, OR SELECTION OF OTHER STATE LAWS OR FORUMS, SOME OR ALL OF THESE EXCLUSIONS AND LIMITATIONS MAY NOT APPLY TO YOU. You may have other rights not stated here, consult with the applicable law of your state or territory.

NO REPRESENTATIVE, EMPLOYEE, OR AGENT OF IBRS IS AUTHORIZED TO MODIFY THIS WARRANTY except in writing as authorized by IBRS' Technical Services Director.

THIS IS YOUR COPY OF THE WARRANTY WITH A UNIQUE REGISTRATION NUMBER. Please retain this section for your records and refer to the terms and conditions of your warranty should a rooftop concern occur. You will not be contacted by IBRS with regards to product activation. **For the fastest response to a concern**, contact your original installing contractor first and explain in detail your issue. The contractor's information is located above.

COMWP Rev.6-2022



**Commercial Plus 5 &
Commercial Warranty Plus
Limited Labor & Material
Warranty**

Certificate No.

PROJECT INFORMATION

Job Type:		Job Type if "Other":	
Type of Structure/Use:	Type of Structure/Building Use If Other:	Roof Size (Square Feet):	
Membrane Type:	Membrane Thickness:	Membrane Color:	
Warranty Period Term Length:	Warranty Upgrade Period:	Warranty Start/Date of Installation:	
Roofing Contractor Name:	Roofing Contractor Email:	Roofing Contractor Phone:	
Project Name:		Project Address:	
Project Address:		Project City:	Project State:
		Project Zip:	

PROPERTY OWNER INFORMATION

Building Owner Company Name:	Building Owner First Name:	Building Owner Last Name:
Building Owner Address:	Building Owner City:	Building Owner State:
Building Owner Zip Code:	Building Owner Phone:	Building Owner Email:

Our Standard Commercial Warranty Promise: IB Roof Systems, ("IBRS"), proudly warrants that, subject to the other terms, conditions, and limitations below, IBRS will replace the affected portion of the IBRS membrane and IBRS reinforced membrane base flashing (curbs/wall edges attached to IBRS membrane) that fails due to a manufacturing defect. This Warranty is void unless the IBRS membrane and IBRS reinforced membrane base flashing (curbs/walls) have been or are intended to be installed as part of an IB Roof System. IBRS does not cover the cost to remove, dispose, re-install, construct, repair or maintain any product, improvement, or structure except to the following limited extent: The cost to replace the failed IBRS membrane and/or IBRS reinforced membrane base flashing with the same design and grade of membrane on an existing appropriate substrate.

Our Commercial Plus 5 Warranty Promise: The Commercial Plus 5 Warranty adds an additional five (5) years to the standard term of the warranty (see Warranty Table) which is based on the membrane thickness; however, the Commercial Plus 5 (additional 5-year term) does not apply to nor extend the warranty period of the Commercial Warranty Plus Warranty Period.

Our Commercial Warranty Plus Warranty Promise: For the same standard term of the Standard Commercial Warranty period, excluding the Plus 5 period, the Commercial Warranty Plus Warranty proudly warrants that, subject to the other terms, conditions, and limitations below, IBRS will replace the affected portion of the IBRS membrane, IBRS reinforced membrane base flashing (curbs/walls edges attached to IBRS membrane), IBRS factory fabricated flashings, and IB Clad metal edging and metal terminations ("IBRS Products") that fails due to a manufacturing defect. This Warranty is void unless the IBRS Products have been or are intended to be installed as part of an IBRS Roof System. IBRS' total liability under this Warranty shall not exceed the original price invoiced by IBRS for the IBRS Products, together with the estimated roof installation labor cost determined by the RS Means Building Construction Cost Data™ reference book edition in publication at the time of the Warranty claim.

Commercial Plus 5 Warranty Period: The term of this Plus 5 Warranty adds an additional five (5) years to the standard term of the Standard Commercial Warranty period (see Warranty Table) which is based on the membrane thickness (50 mil/15-year, 60 mil/20-year, 80 mil/25-year) and is 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). This Warranty commences upon the 'Date of Completion.' Full payment of all labor and materials supplied in connection with the IB Roof System is a condition of this Warranty. Notwithstanding the foregoing, this Warranty terminates upon transfer to a new property owner unless Section 'd' under the Owner's Responsibilities Section of this Warranty is satisfied. This Limited Warranty version is valid for roofs installed after 6/01/2022.

Commercial Warranty Plus Warranty Period: The term of this Commercial Warranty Plus Warranty period (see Warranty Table) varies based upon the membrane thickness (50 mil/15-year, 60 mil/20-year, 80 mil/25-year), except for IB Clad metal edging and terminations which is/are strictly limited to 15 years. This Warranty portion terminates prior to the termination of the Commercial Plus 5 period. This Warranty is 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 from Date of Completion (Date of installation). This Warranty commences upon the 'Date of Completion.' Full payment of all labor and materials supplied in connection with the IB Roof System is a condition of this Warranty. Notwithstanding the foregoing, this Warranty terminates upon transfer to a new property owner unless Section 'd' under the Owner's Responsibilities Section of this Warranty is satisfied. This Limited Warranty version is valid for roofs installed after 6/01/2022.

Warranty Table

Membrane Thickness	Standard Commercial Warranty Term	Commercial Plus 5 Total Warranty Term	Commercial Warranty Plus Warranty Term
50 mil	15 Years	+ 5 Years = 20 Years	15 Years
60 mil	20 Years	+ 5 Years = 25 Years	20 Years
80 mil	25 Years	+ 5 Years = 30 Years	25 Years

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. If suspected to be a material defect, then call IBRS' Technical Services Department at 800-426-1626 within five (5) calendar days (120 hours) of discovery and send written notice within fourteen (14) days of discovery to Attn: Warranty Department, IB Roof Systems, 506 E. Dallas Road Ste 300, Grapevine, TX 76051. Electronic notification is accepted by emailing notice to warranty@ibroof.com. Notice to the roofing installer is not notice to IBRS. Reporting a leak to IBRS is the owner's authorization for IBRS to investigate, including inspection of the roof as IBRS deems necessary. Any non-IBRS supplied material or equipment that impedes investigation or repair of the IB Roof System must be removed at the 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 with 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. The Owner is responsible for all costs or charges not covered by this Warranty.

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 for more information.



**Commercial Plus 5 &
Commercial Warranty Plus
Limited Labor & Material
Warranty**

Certificate No.

d. **Transfer.** Owner can continue this Warranty upon transfer to a subsequent owner for the remaining Warranty Period as though no transfer occurred only if (i) 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), in the Warranty Transfer Section; (ii) 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 (iii) Owner pays a transfer fee of \$250. If this Warranty was purchased as part of an upgrade rider, the total combined transfer fee is \$250. Subsequent transfers are assessed at \$250. This Warranty is not otherwise transferable 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, windfall or wind-blown debris, flood, tornado/microburst, hurricane, lightning/electrical storm, fire, earthquake, or any act of God.
- b. **Failure of substrate under the IB Roof System**, including collapse, movement, deflection, loss of insulation or R-value, excessive moisture infiltration or condensation, or failure of any portion of any underlying structure.
- c. **Change in use, abuse, or misuse**, including excessive foot traffic, staging or storage of any nature on the IB Roof System, failure of the Owner to properly maintain the roof system, or substantial change in the usage of the building without IBRS written approval. Misuse 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 additions, penetrations, or installation of any structures, fixtures, or utilities on or through the IB Roof System after installation, including, but not limited to, Photovoltaic (PV) Arrays, garden roofs, decks, patios, and areas intended for public access, or substantial work performed on or through the IB Roof System that is not in compliance with IBRS specifications and installation instructions. Failure to obtain IBRS's approval for a roof modification, or failure to provide required documentation, shall render this Limited Warranty null and void.
- e. **Components not identified under "Our Standard Commercial Warranty Promise" or "Our Commercial Plus 5 Warranty Promise"** such as but not limited to adhesives, caulking or sealants, flashing accessories, metal materials, and other accessories contained in an IB Roof System are not covered by this Warranty. Components not identified as IBRS Products under "Our Commercial Warranty Plus Warranty Promise" such as but not limited to adhesives, caulking or sealants, non-IBRS factory fabricated flashing accessories, non-IB Clad metal materials, and other accessories contained in an IB Roof System are not covered by this Warranty.
- f. **Any building component, overburden material or component, or any material other than the IBRS Products identified under "Our Promise"**, including without limitation: 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.
- g. **Building design**, including but not limited to inadequate ventilation or insulation R-values, and improper placement of insulation.
- h. **Contact with incompatible products, materials, cleaners, chemicals or compounds, environmental fallout and any other chemicals not designated as "Satisfactory"** in the Chemical Compatibility Sheet that is in effect on the Date of Completion.
- i. **Animals, plants, insects, or other organisms** on or beneath the IB Roof System, including algae, bacteria, 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, microbial or general pollutants.
- j. **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.
- k. **Improper Installation.** IBRS' "authorized" designation of applicators in no way warrants workmanship in any particular case.

Limitation of Damages, Choice of Law & Jurisdiction

UNLESS AMENDED BY A SEPARATE IB WARRANTY RIDER ISSUED TO OWNER BY IBRS, THIS WARRANTY SUPERSEDES AND REPLACES ALL OTHER EXPRESSED (WRITTEN OR ORAL) WARRANTIES, AND THERE ARE NO IMPLIED WARRANTIES, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSE, WHICH EXTEND BEYOND THE FACE HEREOF. THIS WARRANTY IS OWNER'S SOLE AND EXCLUSIVE REMEDY. TO THE FULLEST EXTENT PERMITTED BY LAW, 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. To the extent permitted by law, this Warranty is governed by the laws of the State of Texas. And the state or federal courts in Dallas or Tarrant County, Texas shall have exclusive jurisdiction and venue in all disputes against IBRS. SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, OR LIMITATION OF IMPLIED WARRANTIES, OR SELECTION OF OTHER STATE LAWS OR FORUMS, SOME OR ALL OF THESE EXCLUSIONS AND LIMITATIONS MAY NOT APPLY TO YOU. You may have other rights not stated here, consult with the applicable law of your state or territory.

NO REPRESENTATIVE, EMPLOYEE, OR AGENT OF IBRS IS AUTHORIZED TO MODIFY THIS WARRANTY except in writing as authorized by IBRS' Technical Services Director.

THIS IS YOUR COPY OF THE WARRANTY WITH A UNIQUE REGISTRATION NUMBER. Please retain this section for your records and refer to the terms and conditions of your warranty should a rooftop concern occur. You will not be contacted by IBRS with regards to product activation. For the fastest response to a concern, contact your original installing contractor first and explain in detail your issue. The contractor's information is located above.

COMP5&WP Rev 6-2022



LIMITED TOTAL SYSTEM WARRANTY
(A No Dollar Limit Warranty)

Certificate No.

PROJECT INFORMATION

Warranty ID #:	Warranty Date of Installation:	Warranty Expiration Date:
Type of Structure/Use:	Type of Structure/Building Use If Other:	Roof Size (Square Feet):
Membrane Type:	Membrane Thickness:	Membrane Color:
Warranty Period Term Length:	Warranty Upgrade Riders: N/A	
Roofing Contractor Name:	Roofing Contractor Email:	Roofing Contractor Phone:
Contractor Address:	City:	State: Zip:
Project Name:		
Project Address:	City:	State: Zip:

PROPERTY OWNER INFORMATION

Building Owner Company Name:	Building Owner First Name:	Building Owner Last Name:
Building Owner Address:	Building Owner City:	Building Owner State:
Building Owner Zip Code:	Building Owner Phone:	Building Owner Email:

Our Promise

IB Roof Systems, ("IBRS"), proudly warrants that, subject to the other terms, conditions, and limitations below, IBRS will repair leaks through the IBRS supplied membrane, IBRS reinforced membrane base flashings, thermal insulation and cover-boards, separator sheets, load bearing fasteners, membrane and insulation plates, batten bars, and IBRS factory fabricated metal edging and terminations ("IBRS Roof System") when installed by an IBRS Authorized Applicator of eligible status and according to the IBRS installation instructions and specifications. Covered repairs must be performed by an IBRS Authorized Applicator after notice to IBRS and upon approval by IBRS. There is no dollar limitation ("NDL" on covered repairs.

Warranty Period

There is a _____ () Year term of this Warranty, except for IB Clad metal edging and clad terminations which is/are strictly limited to a maximum of 20 years. This Warranty, upon issuance commences upon the 'Date of Completion.' Full payment of all labor, material, and warranty fees associated with the IB Roof System is required as a condition of this Warranty. Notwithstanding the foregoing, this Warranty terminates upon transfer to a new property owner unless Section d under the Owner's Responsibilities Section of this Warranty is satisfied. This Limited Warranty version is valid for roofs installed after 11/01/2022.

Warranty Upgrade Rider Coverage(s):

a. N/A

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 discovery and send written notice within fourteen (14) days of discovery to Attn: Warranty Department, IB Roof Systems, 506 E. Dallas Road Ste 300, Grapevine, TX 76051. Electronic notification is accepted by emailing notice to warranty@ibroof.com **Notice to the roofing installer is not notice to IBRS.** Reporting a leak to IBRS is the owner's authorization for IBRS to investigate, including inspection of the roof as IBRS deems necessary. Any non-IBRS supplied material or equipment that impedes investigation or repair of the IB Roof System must be removed at the 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 with 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. The Owner is responsible for all costs or charges not covered by this Warranty.

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 for more information.

d. Transfer. Owner can continue this Warranty upon transfer to a subsequent owner for the remaining Warranty Period as though no transfer occurred only if (i) 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), in the Warranty Transfer Section; (ii) 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 (iii) Owner pays a transfer fee of \$750. Subsequent transfers are assessed at \$750. This Warranty is not otherwise transferable by contract or operation of law.



**LIMITED TOTAL SYSTEM
WARRANTY
(A No Dollar Limit Warranty)**

Certificate No.

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 wind 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 substrate under the IB Roof System**, including collapse, movement, deflection, loss of insulation or R-value, excessive moisture infiltration or condensation, or failure of any portion of any underlying structure.
- c. Change in use, abuse, or misuse**, including excessive foot traffic, staging or storage of any nature on the IB Roof System, failure of the Owner to properly maintain the roof system, or substantial change in the usage of the building without IBRS written approval. Misuse includes using any portion of the IB Roof System for any purpose other than a roof waterproofing system or use on any structure listed as a structure not eligible for a valid IB Warranty per IB General Requirements – General Policies.
- d. Alterations during or after installation**, including any additions, penetrations, installation of any structures, fixtures, or utilities on or through the IB Roof System after installation or substantial work performed on or through the IB Roof System that is not in compliance with the IBRS specifications and installation instructions. Failure to obtain IBRS’s approval for a roof modification, or failure to provide required documentation, shall render this Limited Warranty null and void.
- e. Any building components, overburden material or component or any material other than the IBRS Products identified under “Our Promise”, including without limitation:** 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, including but not limited to (such as equipment that impedes investigation, walking decks, ballasted areas and/or paver systems, decorative tile or topping materials, Photovoltaic (PV) Arrays, garden roofs, patios, and areas intended for public access) 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 or component or product not supplied by IBRS.
- f. Components** not identified as IBRS Products under “Our Promise” such as but not limited to adhesives, caulking or sealants, non-IB supplied components. IB Clad metal materials are limited to the term of this warranty or a maximum of 20 years whichever is less.
- g. Building design**, including but not limited to inadequate ventilation or insulation R-values, and improper placement of insulation.
- h. Contact with incompatible products**, materials, cleaners, chemicals or compounds, environmental fallout and any other chemicals not designated as “Satisfactory” in the Chemical Compatibility Sheet that is in effect on the Date of Completion.
- i. Animals, plants, insects, or other organisms** on or beneath the IB Roof System, including algae, bacteria, 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, microbial or general pollutants.
- j. 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

UNLESS AMENDED BY A SEPARATE IB WARRANTY RIDER ISSUED TO OWNER BY IBRS, THIS WARRANTY SUPERSEDES AND REPLACES ALL OTHER EXPRESSED (WRITTEN OR ORAL) WARRANTIES, AND THERE ARE NO IMPLIED WARRANTIES, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSE, WHICH EXTEND BEYOND THE FACE HEREOF. THIS WARRANTY IS OWNER’S SOLE AND EXCLUSIVE REMEDY. TO THE FULLEST EXTENT PERMITTED BY LAW, 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. To the extent permitted by law, this Warranty is governed by the laws of the State of Texas. And the state or federal courts in Dallas or Tarrant County, Texas shall have exclusive jurisdiction and venue in all disputes against IBRS. SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, OR LIMITATION OF IMPLIED WARRANTIES, OR SELECTION OF OTHER STATE LAWS OR FORUMS, SO SOME OR ALL OF THESE EXCLUSIONS AND LIMITATIONS MAY NOT APPLY TO YOU. You may have other rights not stated here, consult with the applicable law of your state or territory.

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.

Issue Date:



LIMITED TOTAL SYSTEM WARRANTY
(A No Dollar Limit Warranty)

Certificate No.

PROJECT INFORMATION

Warranty ID #:	Warranty Date of Installation:	Warranty Expiration Date:
Type of Structure/Use:	Type of Structure/Building Use If Other:	Roof Size (Square Feet):
Membrane Type:	Membrane Thickness:	Membrane Color:
Warranty Period Term Length:	Warranty Upgrade Rider(s): Plus Five Year Coverage Rider	
Roofing Contractor Name:	Roofing Contractor Email:	Roofing Contractor Phone:
Contractor Address:	City:	State: Zip:
Project Name:	Project Address:	City: State: Zip:

PROPERTY OWNER INFORMATION

Building Owner Company Name:	Building Owner First Name:	Building Owner Last Name:
Building Owner Address:	Building Owner City:	Building Owner State:
Building Owner Zip Code:	Building Owner Phone:	Building Owner Email:

Our Promise

IB Roof Systems, ("IBRS"), proudly warrants that, subject to the other terms, conditions, and limitations below, IBRS will repair leaks through the IBRS supplied membrane, IBRS reinforced membrane base flashings, thermal insulation and cover-boards, separator sheets, load bearing fasteners, membrane and insulation plates, batten bars, and IBRS factory fabricated metal edging and terminations ("IBRS Roof System") when installed by an IBRS Authorized Applicator of eligible status and according to the IBRS installation instructions and specifications. Covered repairs must be performed by an IBRS Authorized Applicator after notice to IBRS and upon approval by IBRS. There is no dollar limitation ("NDL" on covered repairs.

Warranty Period

There is a _____ () Year term of this Warranty, except for IB Clad metal edging and clad terminations which is/are strictly limited to a maximum of 20 years. This Warranty, upon issuance commences upon the 'Date of Completion.' Full payment of all labor, material, and warranty fees associated with the IB Roof System is required as a condition of this Warranty. Notwithstanding the foregoing, this Warranty terminates upon transfer to a new property owner unless Section d under the Owner's Responsibilities Section of this Warranty is satisfied. This Limited Warranty version is valid for roofs installed after 11/01/2022.

Warranty Upgrade Rider Coverage(s):

Plus Five (5) Year Warranty Coverage Rider – This Warranty Upgrade amends the warranty as follows: This limited warranty does provide an additional five (5) years of coverage to the term of this Warranty, except for IB Clad metal edging and clad terminations which is/are strictly limited to the term of this warranty or a maximum of 20 years whichever is less.

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 discovery and send written notice within fourteen (14) days of discovery to Attn: Warranty Department, IB Roof Systems, 506 E. Dallas Road Ste 300, Grapevine, TX 76051. Electronic notification is accepted by emailing notice to warranty@ibroof.com **Notice to the roofing installer is not notice to IBRS.** Reporting a leak to IBRS is the owner's authorization for IBRS to investigate, including inspection of the roof as IBRS deems necessary. Any non-IBRS supplied material or equipment that impedes investigation or repair of the IB Roof System must be removed at the 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 with 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. The Owner is responsible for all costs or charges not covered by this Warranty.

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 for more information.

d. Transfer. Owner can continue this Warranty upon transfer to a subsequent owner for the remaining Warranty Period as though no transfer occurred only if (i) 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), in the Warranty Transfer Section; (ii) 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 (iii) Owner pays a transfer fee of \$750. Subsequent transfers are assessed at \$750. This Warranty is not otherwise transferable by contract or operation of law.



LIMITED TOTAL SYSTEM WARRANTY
(A No Dollar Limit Warranty)

Certificate No.

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 wind 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 substrate under the IB Roof System**, including collapse, movement, deflection, loss of insulation or R-value, excessive moisture infiltration or condensation, or failure of any portion of any underlying structure.
- c. Change in use, abuse, or misuse**, including excessive foot traffic, staging or storage of any nature on the IB Roof System, failure of the Owner to properly maintain the roof system, or substantial change in the usage of the building without IBRS written approval. Misuse includes using any portion of the IB Roof System for any purpose other than a roof waterproofing system or use on any structure listed as a structure not eligible for a valid IB Warranty per IB General Requirements – General Policies.
- d. Alterations during or after installation**, including any additions, penetrations, installation of any structures, fixtures, or utilities on or through the IB Roof System after installation or substantial work performed on or through the IB Roof System that is not in compliance with the IBRS specifications and installation instructions. Failure to obtain IBRS's approval for a roof modification, or failure to provide required documentation, shall render this Limited Warranty null and void.
- e. Any building components, overburden material or component or any material other than the IBRS Products identified under "Our Promise", including without limitation:** 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, including but not limited to (such as equipment that impedes investigation, walking decks, ballasted areas and/or paver systems, decorative tile or topping materials, Photovoltaic (PV) Arrays, garden roofs, patios, and areas intended for public access) 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 or component or product not supplied by IBRS.
- f. Components not identified as IBRS Products under "Our Promise" such as but not limited to adhesives, caulking or sealants, non-IB supplied components.** IB Clad metal materials are limited to the term of this warranty or a maximum of 20 years, whichever is less.
- g. Building design**, including but not limited to inadequate ventilation or insulation R-values, and improper placement of insulation.
- h. Contact with incompatible products**, materials, cleaners, chemicals or compounds, environmental fallout and any other chemicals not designated as "Satisfactory" in the Chemical Compatibility Sheet that is in effect on the Date of Completion.
- i. Animals, plants, insects, or other organisms** on or beneath the IB Roof System, including algae, bacteria, 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, microbial or general pollutants.
- j. 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

UNLESS AMENDED BY A SEPARATE IB WARRANTY RIDER ISSUED TO OWNER BY IBRS, THIS WARRANTY SUPERSEDES AND REPLACES ALL OTHER EXPRESSED (WRITTEN OR ORAL) WARRANTIES, AND THERE ARE NO IMPLIED WARRANTIES, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSE, WHICH EXTEND BEYOND THE FACE HEREOF. THIS WARRANTY IS OWNER'S SOLE AND EXCLUSIVE REMEDY. TO THE FULLEST EXTENT PERMITTED BY LAW, 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. To the extent permitted by law, this Warranty is governed by the laws of the State of Texas. And the state or federal courts in Dallas or Tarrant County, Texas shall have exclusive jurisdiction and venue in all disputes against IBRS. SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, OR LIMITATION OF IMPLIED WARRANTIES, OR SELECTION OF OTHER STATE LAWS OR FORUMS, SOME OR ALL OF THESE EXCLUSIONS AND LIMITATIONS MAY NOT APPLY TO YOU. You may have other rights not stated here, consult with the applicable law of your state or territory.

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.

Issue Date:



LIMITED TOTAL SYSTEM WARRANTY
(A No Dollar Limit Warranty)

Certificate No.

PROJECT INFORMATION

Warranty ID #:	Warranty Date of Installation:	Warranty Expiration Date:
Type of Structure/Use:	Type of Structure/Building Use If Other:	Roof Size (Square Feet):
Membrane Type:	Membrane Thickness:	Membrane Color:
Warranty Period Term Length:	Warranty Upgrade Riders: Accidental Puncture Clause Rider	
Roofing Contractor Name:	Roofing Contractor Email:	Roofing Contractor Phone:
Contractor Address:	City:	State: Zip:
Project Name:		
Project Address:	City:	State: Zip:

PROPERTY OWNER INFORMATION

Building Owner Company Name:	Building Owner First Name:	Building Owner Last Name:
Building Owner Address:	Building Owner City:	Building Owner State:
Building Owner Zip Code:	Building Owner Phone:	Building Owner Email:

Our Promise: IB Roof Systems, ("IBRS"), proudly warrants that, subject to the other terms, conditions, and limitations below, IBRS will repair leaks through the IBRS supplied membrane, IBRS reinforced membrane base flashings, thermal insulation and cover-boards, separator sheets, load bearing fasteners, membrane and insulation plates, batten bars, and IBRS factory fabricated metal edging and terminations ("IBRS Roof System") when installed by an IBRS Authorized Applicator of eligible status and according to the IBRS installation instructions and specifications. Covered repairs must be performed by an IBRS Authorized Applicator after notice to IBRS and upon approval by IBRS. There is no dollar limitation ("NDL") on covered repairs.

Warranty Period: There is a _____ () Year term of this Warranty, except for IB Clad metal edging and clad terminations which is/are strictly limited to a maximum of 20 years. This Warranty, upon issuance commences upon the 'Date of Completion.' Full payment of all labor, material, and warranty fees associated with the IB Roof System is required as a condition of this Warranty. Notwithstanding the foregoing, this Warranty terminates upon transfer to a new property owner unless Section 'd' under the Owner's Responsibilities Section of this Warranty is satisfied. This Limited Warranty version is valid for roofs installed after 11/01/2022.

Warranty Upgrade Rider Coverage(s):

Accidental Puncture Clause Rider – This Warranty Upgrade amends warranty as follows: This limited warranty does provide limited coverage for the 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.

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 discovery and send written notice within fourteen (14) days of discovery to Attn: Warranty Department, IB Roof Systems, 506 E. Dallas Road Ste 300, Grapevine, TX 76051. Electronic notification is accepted by emailing notice to warranty@ibroof.com **Notice to the roofing installer is not notice to IBRS.** Reporting a leak to IBRS is the owner's authorization for IBRS to investigate, including inspection of the roof as IBRS deems necessary. Any non-IBRS supplied material or equipment that impedes investigation or repair of the IB Roof System must be removed at the 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 with 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. The Owner is responsible for all costs or charges not covered by this Warranty.

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 for more information.

d. Transfer. Owner can continue this Warranty upon transfer to a subsequent owner for the remaining Warranty Period as though no transfer occurred only if (i) 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), in the Warranty Transfer Section; (ii) 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 (iii) Owner pays a transfer fee of \$750. Subsequent transfers are assessed at \$750. This Warranty is not otherwise transferable by contract or operation of law.



LIMITED TOTAL SYSTEM WARRANTY
(A No Dollar Limit Warranty)

Certificate No.

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 wind 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 substrate under the IB Roof System**, including collapse, movement, deflection, loss of insulation or R-value, excessive moisture infiltration or condensation, or failure of any portion of any underlying structure.
- c. Change in use, abuse, or misuse**, including excessive foot traffic, staging or storage of any nature on the IB Roof System, failure of the Owner to properly maintain the roof system, or substantial change in the usage of the building without IBRS written approval. Misuse includes using any portion of the IB Roof System for any purpose other than a roof waterproofing system or use on any structure listed as a structure not eligible for a valid IB Warranty per IB General Requirements – General Policies.
- d. Alterations during or after installation**, including any additions, penetrations, installation of any structures, fixtures, or utilities on or through the IB Roof System after installation or substantial work performed on or through the IB Roof System that is not in compliance with the IBRS specifications and installation instructions. Failure to obtain IBRS's approval for a roof modification, or failure to provide required documentation, shall render this Limited Warranty null and void.
- e. Any building components, overburden material or component or any material other than the IBRS Products identified under "Our Promise"**, including without limitation: 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, including but not limited to (such as equipment that impedes investigation, walking decks, ballasted areas and/or paver systems, decorative tile or topping materials, Photovoltaic (PV) Arrays, garden roofs, patios, and areas intended for public access) 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 or component or product not supplied by IBRS.
- f. Components not identified as IBRS Products under "Our Promise"** such as but not limited to adhesives, caulking or sealants, non-IB supplied components. IB Clad metal materials are limited to the term of this warranty or a maximum of 20 years, whichever is less.
- g. Building design**, including but not limited to inadequate ventilation or insulation R-values, and improper placement of insulation.
- h. Contact with incompatible products, materials, cleaners, chemicals or compounds, environmental fallout and any other chemicals not designated as "Satisfactory"** in the Chemical Compatibility Sheet that is in effect on the Date of Completion.
- i. Animals, plants, insects, or other organisms** on or beneath the IB Roof System, including algae, bacteria, 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, microbial or general pollutants.
- j. 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

UNLESS AMENDED BY A SEPARATE IB WARRANTY RIDER ISSUED TO OWNER BY IBRS, THIS WARRANTY SUPERSEDES AND REPLACES ALL OTHER EXPRESSED (WRITTEN OR ORAL) WARRANTIES, AND THERE ARE NO IMPLIED WARRANTIES, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSE, WHICH EXTEND BEYOND THE FACE HEREOF. THIS WARRANTY IS OWNER'S SOLE AND EXCLUSIVE REMEDY. TO THE FULLEST EXTENT PERMITTED BY LAW, 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. To the extent permitted by law, this Warranty is governed by the laws of the State of Texas. And the state or federal courts in Dallas or Tarrant County, Texas shall have exclusive jurisdiction and venue in all disputes against IBRS. SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, OR LIMITATION OF IMPLIED WARRANTIES, OR SELECTION OF OTHER STATE LAWS OR FORUMS, SOME OR ALL OF THESE EXCLUSIONS AND LIMITATIONS MAY NOT APPLY TO YOU. You may have other rights not stated here, consult with the applicable law of your state or territory.

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.

Issue Date:



**LIMITED TOTAL SYSTEM
WARRANTY
(A No Dollar Limit Warranty)**

Certificate No.

PROJECT INFORMATION

Warranty ID #:	Warranty Date of Installation:	Warranty Expiration Date:
Type of Structure/Use:	Type of Structure/Building Use If Other:	Roof Size (Square Feet):
Membrane Type:	Membrane Thickness:	Membrane Color:
Warranty Period Term Length:	Warranty Upgrade Riders: Enhanced Hail Coverage Rider	
Roofing Contractor Name:	Roofing Contractor Email:	Roofing Contractor Phone:
Contractor Address:	City:	State: Zip:
Project Name:		
Project Address:	City:	State: Zip:

PROPERTY OWNER INFORMATION

Building Owner Company Name:	Building Owner First Name:	Building Owner Last Name:
Building Owner Address:	Building Owner City:	Building Owner State:
Building Owner Zip Code:	Building Owner Phone:	Building Owner Email:

Our Promise: IB Roof Systems, ("IBRS"), proudly warrants that, subject to the other terms, conditions, and limitations below, IBRS will repair leaks through the IBRS supplied membrane, IBRS reinforced membrane base flashings, thermal insulation and cover-boards, separator sheets, load bearing fasteners, membrane and insulation plates, batten bars, and IBRS factory fabricated metal edging and terminations ("IBRS Roof System") when installed by an IBRS Authorized Applicator of eligible status and according to the IBRS installation instructions and specifications. Covered repairs must be performed by an IBRS Authorized Applicator after notice to IBRS and upon approval by IBRS. There is no dollar limitation ("NDL" on covered repairs.

Warranty Period: There is a _____ () Year term of this Warranty, except for IB Clad metal edging and clad terminations which is/are strictly limited to a maximum of 20 years. This Warranty, upon issuance commences upon the 'Date of Completion.' Full payment of all labor, material, and warranty fees associated with the IB Roof System is required as a condition of this Warranty. Notwithstanding the foregoing, this Warranty terminates upon transfer to a new property owner unless Section d under the Owner's Responsibilities Section of this Warranty is satisfied. This Limited Warranty version is valid for roofs installed after 11/01/2022.

Warranty Upgrade Rider Coverage(s):

Enhanced Hail Coverage Rider – This Warranty Upgrade amends warranty as follows: Under this limited warranty there is no dollar limitation ("NDL") on covered repairs, except hail damage repairs are limited to _____ () man hours by an IB Authorized Installer in any 12-month calendar period. Exclusion item (a) is also amended as follows: (a) Natural disaster, such as gale force wind or hail up to _____ () inches in diameter measured by the NOAA (U.S. National Oceanic and Atmospheric Administration), windfall or wind-blown debris, flood, tornado/microburst, hurricane, lightning/electrical storm, fire, earthquake, or any act of God.

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 discovery and send written notice within fourteen (14) days of discovery to Attn: Warranty Department, IB Roof Systems, 506 E. Dallas Road Ste 300, Grapevine, TX 76051. Electronic notification is accepted by emailing notice to warranty@ibroof.com **Notice to the roofing installer is not notice to IBRS.** Reporting a leak to IBRS is the owner's authorization for IBRS to investigate, including inspection of the roof as IBRS deems necessary. Any non-IBRS supplied material or equipment that impedes investigation or repair of the IB Roof System must be removed at the 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 with 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. The Owner is responsible for all costs or charges not covered by this Warranty.

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. The owner should maintain records of inspections and maintenance. See www.ibroof.com for more information.

d. Transfer. Owner can continue this Warranty upon transfer to a subsequent owner for the remaining Warranty Period as though no transfer occurred only if (i) 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), in the Warranty Transfer Section; (ii) 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 (iii) Owner pays a transfer fee of \$750. Subsequent transfers are assessed at \$750. This Warranty is not otherwise transferable by contract or operation of law.



LIMITED TOTAL SYSTEM WARRANTY (A No Dollar Limit Warranty)

Certificate No.

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 wind 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 substrate under the IB Roof System**, including collapse, movement, deflection, loss of insulation or R-value, excessive moisture infiltration or condensation, or failure of any portion of any underlying structure.
- c. Change in use, abuse, or misuse**, including excessive foot traffic, staging or storage of any nature on the IB Roof System, failure of the Owner to properly maintain the roof system, or substantial change in the usage of the building without IBRS written approval. Misuse includes using any portion of the IB Roof System for any purpose other than a roof waterproofing system or use on any structure listed as a structure not eligible for a valid IB Warranty per IB General Requirements – General Policies.
- d. Alterations during or after installation**, including any additions, penetrations, installation of any structures, fixtures, or utilities on or through the IB Roof System after installation or substantial work performed on or through the IB Roof System that is not in compliance with the IBRS specifications and installation instructions. Failure to obtain IBRS's approval for a roof modification, or failure to provide required documentation, shall render this Limited Warranty null and void.
- e. Any building components, overburden material or component or any material other than the IBRS Products identified under "Our Promise", including without limitation:** 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, including but not limited to (such as equipment that impedes investigation, walking decks, ballasted areas and/or paver systems, decorative tile or topping materials, Photovoltaic (PV) Arrays, garden roofs, patios, and areas intended for public access) 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 or component or product not supplied by IBRS.
- f. Components** not identified as IBRS Products under "Our Promise" such as but not limited to adhesives, caulking or sealants, non-IB supplied components. IB Clad metal materials are limited to the term of this warranty or a maximum of 20 years, whichever is less.
- g. Building design**, including but not limited to inadequate ventilation or insulation R-values, and improper placement of insulation.
- h. Contact with incompatible products**, materials, cleaners, chemicals or compounds, environmental fallout and any other chemicals not designated as "Satisfactory" in the Chemical Compatibility Sheet that is in effect on the Date of Completion.
- i. Animals, plants, insects, or other organisms** on or beneath the IB Roof System, including algae, bacteria, 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, microbial or general pollutants.
- j. 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

UNLESS AMENDED BY A SEPARATE IB WARRANTY RIDER ISSUED TO OWNER BY IBRS, THIS WARRANTY SUPERSEDES AND REPLACES ALL OTHER EXPRESSED (WRITTEN OR ORAL) WARRANTIES, AND THERE ARE NO IMPLIED WARRANTIES, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSE, WHICH EXTEND BEYOND THE FACE HEREOF. THIS WARRANTY IS OWNER'S SOLE AND EXCLUSIVE REMEDY. TO THE FULLEST EXTENT PERMITTED BY LAW, 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. To the extent permitted by law, this Warranty is governed by the laws of the State of Texas. And the state or federal courts in Dallas or Tarrant County, Texas shall have exclusive jurisdiction and venue in all disputes against IBRS. SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, OR LIMITATION OF IMPLIED WARRANTIES, OR SELECTION OF OTHER STATE LAWS OR FORUMS, SOME OR ALL OF THESE EXCLUSIONS AND LIMITATIONS MAY NOT APPLY TO YOU. You may have other rights not stated here, consult with the applicable law of your state or territory.

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.

Issue Date:

IB Roof Systems | 506 E. Dallas Rd. Ste 506, Grapevine, TX 76051 | 800.426.1626 | www.ibroof.com | warranty@ibroof.com

TSW-Hail Rev.11-2022



LIMITED TOTAL SYSTEM WARRANTY
(A No Dollar Limit Warranty)

Certificate No.

PROJECT INFORMATION

Warranty ID #:	Warranty Date of Installation:	Warranty Expiration Date:
Type of Structure/Use:	Type of Structure/Building Use If Other:	Roof Size (Square Feet):
Membrane Type:	Membrane Thickness:	Membrane Color:
Warranty Period Term Length:	Warranty Upgrade Rider(s): Enhanced Wind Speed Coverage Rider	
Roofing Contractor Name:	Roofing Contractor Email:	Roofing Contractor Phone
Contractor Address:	City:	State: Zip:
Project Name:	City:	State: Zip:

PROPERTY OWNER INFORMATION

Building Owner Company Name:	Building Owner First Name:	Building Owner Last Name:
Building Owner Address:	Building Owner City:	Building Owner State:
Building Owner Zip Code:	Building Owner Phone:	Building Owner Email:

Our Promise: IB Roof Systems, ("IBRS"), proudly warrants that, subject to the other terms, conditions, and limitations below, IBRS will repair leaks through the IBRS supplied membrane, IBRS reinforced membrane base flashings, thermal insulation and cover-boards, separator sheets, load bearing fasteners, membrane and insulation plates, batten bars, and IBRS factory fabricated metal edging and terminations ("IBRS Roof System") when installed by an IBRS Authorized Applicator of eligible status and according to the IBRS installation instructions and specifications. Covered repairs must be performed by an IBRS Authorized Applicator after notice to IBRS and upon approval by IBRS. There is no dollar limitation ("NDL" on covered repairs.

Warranty Period: There is a ____ () Year term of this Warranty, except for IB Clad metal edging and clad terminations which is/are strictly limited to a maximum of 20 years. This Warranty, upon issuance commences upon the 'Date of Completion.' Full payment of all labor, material, and warranty fees associated with the IB Roof System is required as a condition of this Warranty. Notwithstanding the foregoing, this Warranty terminates upon transfer to a new property owner unless Section 'd' under the Owner's Responsibilities Section of this Warranty is satisfied. This Limited Warranty version is valid for roofs installed after 11/01/2022.

Warranty Upgrade Rider Coverage(s):

Enhanced Wind Speed Coverage Rider – This Warranty Upgrade amends the warranty as follows: Exclusion item (a) is amended as follows: (a) Natural disaster, vandalism, hail, flood, tornado/microburst, hurricane, lightning/electrical storm, fire, earthquake, or any act of God. IB will repair leaks through the IB Roof Membrane, flexible flashings, and IB-supplied accessories resulting from straight-line, non-tornadoic, or non-swirling winds not exceeding ____ () mph 3-second peak gusts determined 10 meters above ground at this location. Leaks or damage resulting from wind-borne debris, windfall, failure of the building envelope, cladding, fenestration (such as windows), structural or other building components, perimeter wood blocking or metal edge, or roof system exposure to wind loads or increased uplift pressures resulting from such causes are excluded from the coverage of this Warranty. Wind speeds shall be determined by the National Climatic Data Center facility located nearest to the above-identified Building Address.

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 discovery and send written notice within fourteen (14) days of discovery to Attn: Warranty Department, IB Roof Systems, 506 E. Dallas Road Ste 300, Grapevine, TX 76051. Electronic notification is accepted by emailing notice to warranty@ibroof.com **Notice to the roofing installer is not notice to IBRS.** Reporting a leak to IBRS is the owner's authorization for IBRS to investigate, including inspection of the roof as IBRS deems necessary. Any non-IBRS supplied material or equipment that impedes investigation or repair of the IB Roof System must be removed at the 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 with 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. The Owner is responsible for all costs or charges not covered by this Warranty.

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. The owner should maintain records of inspections and maintenance. See www.ibroof.com for more information.

d. Transfer. Owner can continue this Warranty upon transfer to a subsequent owner for the remaining Warranty Period as though no transfer occurred only if (i) 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), in the Warranty Transfer Section; (ii) 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 (iii) Owner pays a transfer fee of \$750. Subsequent transfers are assessed at \$750. This Warranty is not otherwise transferable by contract or operation of law.



LIMITED TOTAL SYSTEM WARRANTY
(A No Dollar Limit Warranty)

Certificate No.

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 wind 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 substrate under the IB Roof System**, including collapse, movement, deflection, loss of insulation or R-value, excessive moisture infiltration or condensation, or failure of any portion of any underlying structure.
- c. Change in use, abuse, or misuse**, including excessive foot traffic, staging or storage of any nature on the IB Roof System, failure of the Owner to properly maintain the roof system, or substantial change in the usage of the building without IBRS written approval. Misuse includes using any portion of the IB Roof System for any purpose other than a roof waterproofing system or use on any structure listed as a structure not eligible for a valid IB Warranty per IB General Requirements – General Policies.
- d. Alterations during or after installation**, including any additions, penetrations, installation of any structures, fixtures, or utilities on or through the IB Roof System after installation or substantial work performed on or through the IB Roof System that is not in compliance with the IBRS specifications and installation instructions. Failure to obtain IBRS's approval for a roof modification, or failure to provide required documentation, shall render this Limited Warranty null and void.
- e. Any building components, overburden material or component or any material other than the IBRS Products identified under "Our Promise", including without limitation:** 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, including but not limited to (such as equipment that impedes investigation, walking decks, ballasted areas and/or paver systems, decorative tile or topping materials, Photovoltaic (PV) Arrays, garden roofs, patios, and areas intended for public access) 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 or component or product not supplied by IBRS.
- f. Components** not identified as IBRS Products under "Our Promise" such as but not limited to adhesives, caulking or sealants, non-IB supplied components. IB Clad metal materials are limited to the term of this warranty or a maximum of 20 years, whichever is less.
- g. Building design**, including but not limited to inadequate ventilation, or insulation R-values, and improper placement of insulation.
- h. Contact with incompatible products**, materials, cleaners, chemicals or compounds, environmental fallout and any other chemicals not designated as "Satisfactory" in the Chemical Compatibility Sheet that is in effect on the Date of Completion.
- i. Animals, plants, insects, or other organisms** on or beneath the IB Roof System, including algae, bacteria, 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, microbial or general pollutants.
- j. 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

UNLESS AMENDED BY A SEPARATE IB WARRANTY RIDER ISSUED TO OWNER BY IBRS, THIS WARRANTY SUPERSEDES AND REPLACES ALL OTHER EXPRESSED (WRITTEN OR ORAL) WARRANTIES, AND THERE ARE NO IMPLIED WARRANTIES, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSE, WHICH EXTEND BEYOND THE FACE HEREOF. THIS WARRANTY IS OWNER'S SOLE AND EXCLUSIVE REMEDY. TO THE FULLEST EXTENT PERMITTED BY LAW, 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. To the extent permitted by law, this Warranty is governed by the laws of the State of Texas. And the state or federal courts in Dallas or Tarrant County, Texas shall have exclusive jurisdiction and venue in all disputes against IBRS. SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, OR LIMITATION OF IMPLIED WARRANTIES, OR SELECTION OF OTHER STATE LAWS OR FORUMS, SOME OR ALL OF THESE EXCLUSIONS AND LIMITATIONS MAY NOT APPLY TO YOU. You may have other rights not stated here, consult with the applicable law of your state or territory.

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.

Issue Date:



LIMITED TOTAL SYSTEM WARRANTY
(A No Dollar Limit Warranty)

Certificate No.

PROJECT INFORMATION

Warranty ID #:	Warranty Date of Installation:	Warranty Expiration Date:
Type of Structure/Use:	Type of Structure/Building Use If Other:	Roof Size (Square Feet):
Membrane Type:	Membrane Thickness:	Membrane Color:
Warranty Period Term Length:	Warranty Upgrade Riders: Consequential Damages Clause Rider	
Roofing Contractor Name:	Roofing Contractor Email:	Roofing Contractor Phone:
Contractor Address:	City:	State: Zip:
Project Name:		
Project Address:	City:	State: Zip:

PROPERTY OWNER INFORMATION

Building Owner Company Name:	Building Owner First Name:	Building Owner Last Name:
Building Owner Address:	Building Owner City:	Building Owner State:
Building Owner Zip Code:	Building Owner Phone:	Building Owner Email:

Our Promise: IB Roof Systems, ("IBRS"), proudly warrants that, subject to the other terms, conditions, and limitations below, IBRS will repair leaks through the IBRS supplied membrane, IBRS reinforced membrane base flashings, thermal insulation and cover-boards, separator sheets, load bearing fasteners, membrane and insulation plates, batten bars, and IBRS factory fabricated metal edging and terminations ("IBRS Roof System") when installed by an IBRS Authorized Applicator of eligible status and according to the IBRS installation instructions and specifications. Covered repairs must be performed by an IBRS Authorized Applicator after notice to IBRS and upon approval by IBRS. There is no dollar limitation ("NDL" on covered repairs.

Warranty Period: There is a _____ () Year term of this Warranty, except for IB Clad metal edging and clad terminations which is/are strictly limited to a maximum of 20 years. This Warranty, upon issuance commences upon the 'Date of Completion.' Full payment of all labor, material, and warranty fees associated with the IB Roof System is required as a condition of this Warranty. Notwithstanding the foregoing, this Warranty terminates upon transfer to a new property owner unless Section 'd' under the Owner's Responsibilities Section of this Warranty is satisfied. This Limited Warranty version is valid for roofs installed after 11/01/2022.

Warranty Upgrade Rider Coverage(s):

Consequential Damage Clause Rider – This Warranty Upgrade amends the warranty as follows: This limited warranty upgrade provides for payment 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 as a consequence of leaks through the IB Roof System, (so long as the cause of the leak is not excluded below), but only if leak repairs are performed by an IB Authorized Installer. In no case shall IBRS be liable to pay more than the maximum sum of the Deductible Coverage over the life of this Warranty for any damages that occur as a consequence of leaks that are covered by this Warranty.

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 discovery and send written notice within fourteen (14) days of discovery to Attn: Warranty Department, IB Roof Systems, 506 E. Dallas Road Ste 300, Grapevine, TX 76051. Electronic notification is accepted by emailing notice to warranty@ibroof.com **Notice to the roofing installer is not notice to IBRS.** Reporting a leak to IBRS is the owner's authorization for IBRS to investigate, including inspection of the roof as IBRS deems necessary. Any non-IBRS supplied material or equipment that impedes investigation or repair of the IB Roof System must be removed at the 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 with 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. The Owner is responsible for all costs or charges not covered by this Warranty.

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 for more information.

d. Transfer. Owner can continue this Warranty upon transfer to a subsequent owner for the remaining Warranty Period as though no transfer occurred only if (i) 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), in the Warranty Transfer Section; (ii) 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 (iii) Owner pays a transfer fee of \$750. Subsequent transfers are assessed at \$750. This Warranty is not otherwise transferable by contract or operation of law.



LIMITED TOTAL SYSTEM WARRANTY
(A No Dollar Limit Warranty)

Certificate No.

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- c. Change in use, abuse, or misuse**, including excessive foot traffic, staging or storage of any nature on the IB Roof System, failure of the Owner to properly maintain the roof system, or substantial change in the usage of the building without IBRS written approval. Misuse includes using any portion of the IB Roof System for any purpose other than a roof waterproofing system or use on any structure listed as a structure not eligible for a valid IB Warranty per IB General Requirements – General Policies.
- d. Alterations during or after installation**, including any additions, penetrations, installation of any structures, fixtures, or utilities on or through the IB Roof System after installation or substantial work performed on or through the IB Roof System that is not in compliance with the IBRS specifications and installation instructions. Failure to obtain IBRS's approval for a roof modification, or failure to provide required documentation, shall render this Limited Warranty null and void.
- e. Any building components, overburden material or component or any material other than the IBRS Products identified under "Our Promise", including without limitation:** 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, including but not limited to (such as equipment that impedes investigation, walking decks, ballasted areas and/or paver systems, decorative tile or topping materials, Photovoltaic (PV) Arrays, garden roofs, patios, and areas intended for public access) 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 or component or product not supplied by IBRS.
- f. Components** not identified as IBRS Products under "Our Promise" such as but not limited to adhesives, caulking or sealants, non-IB supplied components. IB Clad metal materials are limited to the term of this warranty or a maximum of 20 years, whichever is less.
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- h. Contact with incompatible products**, materials, cleaners, chemicals or compounds, environmental fallout and any other chemicals not designated as "Satisfactory" in the Chemical Compatibility Sheet that is in effect on the Date of Completion.
- i. Animals, plants, insects, or other organisms** on or beneath the IB Roof System, including algae, bacteria, 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, microbial or general pollutants.
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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.

Issue Date: