



Warranty Information & Selection Guides

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IB ROOF SYSTEMS WARRANTY PROGRAM

GENERAL

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

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

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

IB MATERIAL WARRANTIES

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

IB TOTAL SYSTEM WARRANTIES

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

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



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

EXCEPTIONS

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

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

ADDITIONAL INFORMATION

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

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



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

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

IB ROOF SYSTEMS AUTHORIZED APPLICATOR PROGRAM

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

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

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

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

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



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

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

TABLE W.3 – COMMERCIAL LIMITED MATERIAL WARRANTY DETAILS

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

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

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

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

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

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

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

TABLE W.7 – RESIDENTIAL LIMITED MATERIAL WARRANTY DETAILS

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

TABLE W.8 – RESIDENTIAL LIFETIME LIMITED MATERIAL WARRANTY DETAILS

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

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

TABLE W.9 – RESIDENTIAL WARRANTY PLUS LIMITED MATERIAL WARRANTY DETAILS

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

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

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

¹A Notice of Award must be submitted and accepted prior to the installation. Additional Coverages include Accidental Puncture, Hail, Wind, Consequential Damages, and 5-Year Extended Warranty Term Warranty Riders which may be requested for approved IB assemblies. Note: Additional Coverages are fee based. (Contact IB Sales Department for cost associated with coverages).

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

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

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

⁵Consequential Damages is not eligible on any Recover, Ballasted, Paver, or other Overburden Assembly (See Overburden definition.)

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

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

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

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

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

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

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

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

⁵See Warranty Information Selection Guide for limitations on warranty transfer.

TABLE W.12 – TOTAL SYSTEM WARRANTY OVERBURDEN DETAILS

Warranty Type	Membrane (Thickness)	Warranty Terms	Transferable Warranty Term
Ballasted – Stone Ballast ¹ Pedestal & Paver Systems ¹ Interlocking Paver Systems ¹	<u>Loose Laid 60 Mil or 80 Mil</u> IB PVC Single Ply Smooth IB PVC Single Ply ChemGuard <u>Adhered 50/60/80 Mil</u> IB PVC Single Ply Smooth IB PVC Single Ply Fleeceback IB PVC Single Ply ChemGuard	10 years, 15 years, or 20 years 10 years, 15 years, 20 years, or 25 years	Limited to remaining portion of the unexpired warranty term calculated from original date of installation.
Solar Arrays / Photo-Voltaic ²	<u>50/60/80 Mil</u> IB PVC Single Ply Smooth IB PVC Single Ply Fleeceback IB PVC Single Ply ChemGuard	10 years, 15 years, 20 years, or 25 years	Limited to remaining portion of the unexpired warranty term calculated from original date of installation.
Sun Deck	<u>50/60/80 Mil</u> IB PVC Single Ply Smooth IB PVC Single Ply Fleeceback IB PVC Single Ply ChemGuard	10 years, 15 years, 20 years, or 25 years	Limited to remaining portion of the unexpired warranty term calculated from original date of installation.
Vegetative (Garden Roofs)	<u>Adhered 50/60/80 Mil</u> IB PVC Single Ply Smooth IB PVC Single Ply Fleeceback IB PVC Single Ply ChemGuard	10 years, 15 years, 20 years, or 25 years	Limited to remaining portion of the unexpired warranty term calculated from original date of installation.
¹ Overburden assemblies may be installed over approved IB roof assemblies. Refer to applicable General Requirements for limitations, exceptions, and recommendations. ² Solar array assemblies may be installed using approved solar mounts (U-Anchors), or non-penetrating ballasted set over an additional layer of min. 60 mil membrane. ³ Vegetative (Garden Roofs) may be installed over approved IB roof assemblies. Refer to applicable Vegetative Specification Guide for limitations, exceptions, and recommendations. Note: Overburden installations are not eligible for Consequential Damages Clause Rider.			

TABLE W.13 – ADDITIONAL WARRANTY REQUIREMENTS AND INFORMATION

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

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



Owner's Roof Maintenance Guide

Protecting Your Investment in an IB Roof System

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

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

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

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

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

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

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



A Maintenance Program

Safety Measures

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

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

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

Inspections

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

Roof Access and Repair Logs

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

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

Sealants

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

Drainage

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



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

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

Parapet Walls, Copings and Metal Work

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

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

Building Envelope and Structure

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

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

Roof Tie-Ins and Expansion Joints

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

HVAC Units and Rooftop Equipment

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



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

General Appearance

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

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

Emergency Repairs

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

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



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.



Residential Limited Material Warranty

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" 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 Name:	Roofing Contractor Email:	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, 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.

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.

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.



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.

Warranty Table

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 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:



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:		
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 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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- 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.
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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: