

**Division 7500
Roofing/Flashing and Trim**

**Evergreen Roofing
43 Briggs Street
Burlington, VT. 05401**

Ian

Tel: 802-865-2264 Fax: 802-660-0860

Information Includes:

**Warranty
Revisions and Alterations Procedure
Care and Maintenance Information**



Single-Ply System

SERIAL NO. 10009068

120

DATE OF ISSUE: November 09, 2006

CARLISLE GOLDEN SEAL™ TOTAL ROOFING SYSTEM WARRANTY

BUILDING OWNER: UNIVERSITY OF VERMONT DEPT. OF PHYSICAL PLANT

NAME OF BUILDING: UNIVERSITY OF VERMONT DELEHANTY HALL

BUILDING ADDRESS: 188 COLCHESTER AVENUE

BURLINGTON, VT

DATE OF COMPLETION OF THE CARLISLE TOTAL ROOFING SYSTEM : 10/09/2006

DATE OF ACCEPTANCE BY CARLISLE : 11/09/2006

CMD1008433

Carlisle Roofing System, Inc., warrants to the Building Owner (Owner) of the above described building, that; subject to the terms, conditions, and limitations stated in this warranty, Carlisle will repair any leak in the Carlisle Golden Seal™ Total Roofing System (Carlisle Total Roofing System) installed by a Carlisle Authorized Roofing applicator for a period of 10 years commencing with the date of Carlisle's acceptance of the Carlisle Total Roofing System installation. However, in no event shall Carlisle's obligations extend beyond 10.5 years subsequent to the date of substantial completion of the Carlisle Total Roofing System. See below for exact date of warranty expiration.

The Carlisle Total Roofing System is defined as the following Carlisle brand materials: Membrane, Flashings, Counterflashings, Adhesives and Sealants, Insulation, Recovery Board, Fasteners, Fastener Plates, Fastening Bars, Metal Edging, Metal Termination Bars, and any other Carlisle brand products utilized in this installation.

TERMS, CONDITIONS, LIMITATIONS

- 1 Owner shall provide Carlisle with written notice within thirty (30) days of the discovery of any leak in the Carlisle Total Roofing System. Owner should send written notice of a leak to Carlisle's Warranty Services Department at the address set forth at the bottom of this warranty. By so notifying Carlisle, the Owner authorizes Carlisle or its designee to investigate the cause of the leak. Should the investigation reveal the cause of the leak to be outside the scope of this Warranty, investigation and repair costs for this service shall be paid by the Owner.
- 2 If, upon inspection, Carlisle determines that the leak is caused by a defect in the Carlisle Total Roofing System's materials, or workmanship of the Carlisle Authorized Roofing Applicator in installing the same, Owner's remedies and Carlisle's liability shall be limited to Carlisle's repair of the leak.
- 3 This warranty shall not be applicable if, upon Carlisle's inspection, Carlisle determines that any of the following has occurred:
 - (a) The Carlisle Total Roofing System is damaged by natural disasters, including, but not limited to, lightning, fire, insect infestations, earthquake, tornado, hail, hurricanes, and winds of peak gust speeds of 55 mph or higher measured at 10 meters above ground, or
 - (b) The Carlisle Total Roofing System is damaged by any intentional or negligent acts, accidents, misuse, abuse, vandalism, civil disobedience, or the like
 - (c) Deterioration or failure of building components, including, but not limited to, the roof substrate, walls, mortar, HVAC units, non-Carlisle brand metal work, etc., occurs and causes a leak, or otherwise damages the Carlisle Total Roofing System; or
 - (d) Acids, oils, harmful chemicals and the like come in contact with the Carlisle Total Roofing System and cause a leak, or otherwise damage the Carlisle Total Roofing System.
- 4 This Warranty shall be null and void if any of the following shall occur.
 - (a) If, after installation of the Carlisle Total Roofing System by a Carlisle Authorized Roofing Applicator there are any alterations or repairs made on or through the roof or objects such as, but not limited to, structures, fixtures, or utilities are placed upon or attached to the roof without first obtaining written authorization from Carlisle, or
 - (b) Failure by the Owner to use reasonable care in maintaining the roof, said maintenance to include, but not be limited to, those items listed on Carlisle's Care & Maintenance Information sheet which accompanies this Warranty.
- 5 Only Carlisle brand insulation products are covered by this warranty. Carlisle specifically disclaims liability, under any theory of law, for damages sustained by or caused by non-Carlisle brand insulation products.
- 6 During the term of this Warranty, Carlisle shall have free access to the roof during regular business hours.
- 7 Carlisle shall have no obligation under this Warranty while any bills for installation, supplies, service, and warranty charges have not been paid in full to the Carlisle Authorized Roofing Applicator, Carlisle, or material suppliers.
- 8 Carlisle's failure at any time to enforce any of the terms or conditions stated herein shall not be construed to be a waiver of such provision.
- 9 Carlisle shall not be responsible for the cleanliness or discoloration of the Carlisle Total Roofing System caused by environmental conditions including, but not limited to, dirt, pollutants, or biological agents.
- 10 Carlisle shall have no liability under any theory of law for any claims, repairs, restoration, or other damages including, but not limited to, consequential or incidental damages relating, directly or indirectly, to the presence of any irritants, contaminants, vapors, fumes, molds, fungi, bacteria, spores, mycotoxins, or the like in the building or in the air, land, or water serving the building.
- 11 This warranty is not assignable by operation of law or otherwise. Application may be made by a new building owner for reissuance of the warranty during the original warranty period. Certain procedures including, but not limited to, an inspection of the Roofing System by a Carlisle representative and fees will apply to any reissuance. Carlisle reserves the right, in its sole discretion, to refuse to reissue this warranty.

CARLISLE DOES NOT WARRANT PRODUCTS UTILIZED IN THIS INSTALLATION WHICH IT HAS NOT FURNISHED; AND SPECIFICALLY DISCLAIMS LIABILITY, UNDER ANY THEORY OF LAW, ARISING OUT OF THE INSTALLATION AND PERFORMANCE OF, OR DAMAGES SUSTAINED BY OR CAUSED BY, PRODUCTS NOT FURNISHED BY CARLISLE.

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

BY: Patrick D McGrady
AUTHORIZED SIGNATURE

TITLE: V.P., Technical & Warranty Services

This Warranty Expires: November 08, 2016

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P. O. Box 7000, Carlisle, PA 17013 • (717) 245-7000; Fax (717) 245-7053 • www.carlisle-syntec.com

CARLISLE'S
**ROOFING SYSTEM
WARRANTY**

System Warranty
Revisions and Alterations Procedure
Care and Maintenance Information



Carlisle SynTec Incorporated

Carlisle recommends periodic roof system evaluations to ensure the roofing system is performing as intended. We suggest regular maintenance inspections be conducted by a Carlisle Authorized Roofing Applicator or by someone specially trained in single-ply roofing installations. However, even with the most rigorous reviews, roofing systems can be damaged by flying debris, other trades servicing rooftop equipment, etc. Regardless of how the damage occurs, it is important to understand how to both protect your warranty investment and prolong the life of your roofing system. Following these procedures and recommendations can ensure repairs are performed accurately so that the warranty duration and coverage remains intact.

Carlisle's Roofing Systems Revisions and Alterations Procedures

1. Paragraph 4(a) of the Carlisle Roofing System Warranty states: "This warranty shall be null and void if, after installation of the Carlisle Roofing System by a Carlisle Authorized Roofing Applicator, there are any alterations or repairs made on or through the roof or objects such as, but not limited to, structures, fixtures, or utilities placed upon or attached to the roof without first obtaining written authorization from Carlisle".
2. Any questions concerning revisions or alterations to your Carlisle Roofing System must be directed to Carlisle's Technical Systems and Services Department. Carlisle must approve the proposed details prior to any revision or alteration.

Below is address information for Carlisle's Technical Systems and Services and telephone and fax numbers for your convenience.

Carlisle SynTec Incorporated
Attn: Technical Systems and Services
P O Box 7000
Carlisle, PA 17013
Telephone Number: (800) 441-3433
Fax Number: (717) 245-7121 or (717) 245-7181

3. The approval process begins when Carlisle receives a shop drawing that outlines those locations where the alteration will take place. Either the Carlisle Authorized Roofing Applicator or the building owner must also notify Carlisle of the proposed alterations in writing and identify the project name, location, warranty number and the CMD or AB number originally assigned by Carlisle.
4. A Carlisle Authorized Roofing Applicator must perform all revision work. It is recommended the original applicator who installed the roofing system perform the revision work, if possible.
5. The Carlisle Authorized Roofing Applicator must notify Carlisle in writing when the revision work is complete.
6. At Carlisle's discretion, a Carlisle Field Service Representative may conduct an inspection to ensure compliance with the current published Carlisle Specifications and Details. The applicator will be notified of the results. Current inspection charges and expenses will apply.
7. When the revision or alteration is completed in compliance with the above procedures, Carlisle will notify the building owner that the warranty is being continued.

Carlisle's Roofing Systems Care and Maintenance Information

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

| Maintenance Item | Action |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Drainage | Keep the roof surface clean at drain areas to avoid clogging. Check that ponding water is drained from the roof within 48 hours following rain. |
| Petroleum Products | Keep all petroleum products (solvents, greases, oils, or any liquids containing petroleum products) off the membrane to avoid degradation. |
| Animal Fats – EPDM Membranes | Do not exhaust kitchen wastes (vegetable oils) or other animal fats directly onto the roof surface. If incidental contact is likely, contact Carlisle for recommendations on membrane type and usage. |
| Animal Fats – TPO & PVC Membranes | TPO and PVC membranes for restaurant rooftop use will not void the warranty. A rooftop maintenance program must be in-place to ensure that accumulations of animal fats/grease are regularly removed and the rooftop surface is cleaned with a mixture of warm soap and water and/or by other approved cleaning methods. See Carlisle's Installation Guide for specific cleaning instructions. |
| Chemicals | Contact Carlisle if any chemicals come in contact with the roofing membrane. Some chemicals could degrade the membrane or cause swelling. |
| Foot Traffic | Walkways must be provided if regular traffic is required or if rooftop equipment has a regular thirty (30) day or less maintenance schedule. Exercise caution when not walking on walkways, especially on white membranes (Sure-White™ or Sure-Weld®) since ice or frost build-up may not be visible. All membranes are slippery when wet. |
| Roof Alterations | Please refer to the Carlisle Roofing System Revision and Alteration procedures on the preceding page. |
| Cleaning | Handprints, footprints, general traffic grime, industrial pollutants and environmental dirt may be cleaned from the surface of the membrane by scrubbing with detergent and water, then rinsing with clean water. To maximize reflectivity, white membrane(s) should be cleaned once every two years. |
| Metal Work | Keep roof maintenance items, such as counterflashing, metal curbs and metal ducts sealed watertight at all times. |
| Leaks | Locate the leak and determine if it is a roof membrane leak or a wall, curb, skylight, metal ductwork or plumbing leak. Deterioration or failure of building components that causes a leak is not covered by the warranty. A water leak may be indicated by soft or warped insulation. Physical damage to the membrane or flashing is not covered by the warranty. Please notify Carlisle's Warranty Services at (800) 233-0551 if the leak is determined to be membrane related. The building owner must pay the investigation and repair cost if the problem is found to be outside the scope of the warranty. |

(Care and Maintenance Information Continued on Back)

Carlisle's Roofing Systems

Care and Maintenance Information *(continued)*

| Maintenance Item | Action |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Temporary Repairs | Use Carlisle's Lap Sealant or any good grade rubber caulk to make temporary repairs. Notify Carlisle of this action in writing. |
| Hypalon® and Acrylic Coatings | Coatings are maintenance items and are excluded from the Carlisle warranty. Recoat when necessary. |
| Roof Cement | DO NOT USE ROOF CEMENT to repair or install rubber membrane. Roof cement contains petroleum products, which may degrade the membrane. |
| Rooftop Maintenance | When it is necessary for workers to be on the roof to service rooftop equipment, e.g., HVAC units, antennas, etc., workers should be cautioned to use walkways and to exercise care with their tools and equipment to avoid puncturing the roofing membrane. |

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

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



ROOFING AMERICA FOR OVER 40 YEARS™

800-4-SYNTEC
www.carlisle-syntec.com

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P.O. Box 7000 • Carlisle, PA 17013
Phone (toll free): 1-800-4-SYNTEC
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International: 717-245-7000
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market@syntec.carlisle.com

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