



ROOFING SYSTEM WARRANTY

System Warranty Revisions & Alterations Procedure

Care & Maintenance Information

Versico
PO Box 1289
Carlisle, PA 17013
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Versico recommends periodic roof system evaluations to ensure the roofing system is performing as intended. We suggest regular maintenance inspections be conducted by a Versico Authorized Roofing Contractor 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.

Warranty Revisions & Alterations Procedures

1. Paragraph 4(a) of the Versico Roofing System Warranty states: "This warranty shall be null and void if, after installation of the Versico Roofing System by a Versico Authorized Roofing Contractor, 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 Versico."
2. Any questions concerning revisions or alterations to your Versico Roofing System must be directed to Versico's Technical Systems and Services Department. Versico must approve the proposed details prior to any revision or alteration.

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

Versico

Attn: Technical Systems and Services

P.O. Box 1289, Carlisle, PA 17013

Phone: 800.992.7663 Fax: 717.960.4035

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

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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 Versico 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 Versico’s Installation Guide for specific cleaning instructions.
Chemicals	Contact Versico 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 (VersiGard white or VersiWeld) since ice or frost build-up may not be visible. All membranes are slippery when wet.
Roof Alterations	Please refer to the Versico 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.

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MAINTENANCE ITEM	ACTION
Leaks	<p>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.</p> <p>Physical damage to the membrane or flashing is not covered by the warranty.</p> <p>Please notify Versico's Warranty Services at 800.992.7663 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.</p>
Temporary Repairs	<p>Use Lap Sealant or any good grade rubber caulk to make temporary repairs. Notify Versico of this action in writing.</p>
Hysunite and Acrylic Coatings	<p>Coatings are maintenance items and are excluded from the Versico warranty. Recoat when necessary.</p>
Roof Cement	<p>DO NOT USE ROOF CEMENT to repair or install rubber membrane. Roof cement contains petroleum products, which may degrade the membrane.</p>
Rooftop Maintenance	<p>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.</p>

The preceding care and maintenance requirements are for VersiGard EPDM (black and white), VersiWeld and VersiFlex Membrane Roofing Systems. The list is not meant to be exhaustive and is for illustrative purposes only. Versico 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.



A SINGLE SOURCE FOR SINGLE-PLY ROOFING

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