

**SIPLAST THERMOPLASTIC ROOF MEMBRANE AND  
LIGHTWEIGHT INSULATING CONCRETE SYSTEM GUARANTEE**  
**SAMPLE**



**Guarantee Date:**

**Expiration Date:**

**Guarantee No.**

Whereas, SIPLAST, INC. (SIPLAST) has sold materials which have been used in applying a Roof Membrane System (comprised solely of the Siplast Roof Membrane, Siplast Roof Insulation designated as ZIC<sup>®</sup>, NVS<sup>®</sup>, Insulcel<sup>®</sup>, Insulcel<sup>®</sup>RT or Zonocel<sup>®</sup> and Zono-tite<sup>®</sup> or NVS<sup>®</sup> Fasteners) to a building owned and described as follows:

**OWNER:**

**MEMBRANE:**

**ADDRESS OF OWNER:**

**STRUCTURAL DECK:**

**JOB NAME & AREA:**

**ROOF INSULATION:**

**ROOF AREA:**

**ADDRESS OF BUILDING:**

**ROOFING CONTRACTOR:**

**INSULATION APPLICATOR:**

**USE OF BUILDING:**

**COMPLETION DATE:**

NOW, THEREFORE, SIPLAST, HEREBY GUARANTEES TO THE ABOVE OWNER: (Subject to the following terms and conditions), that said Roof Membrane System (which includes roofing and flashing) shall remain in a leak-free condition resulting from a defect in manufacturing, workmanship deficiencies associated with membrane installation, or through typical weather or wear and tear for a term of twenty-five (25) years, ending on the expiration date indicated above; or SIPLAST in its sole determination and in good faith shall repair the leak in the Roof Membrane System at its own expense. This Guarantee is an unlimited type without proration or deductibles on dollar coverage amount for remedying leak causes as generally defined above. This Guarantee shall be subject to the following additional terms and conditions:

**A. ROOF INSULATION PERFORMANCE**

1. The actual resistance to heat flow through the Roof Insulation will be at least 80% of design thermal resistance, provided that the Roof Membrane is maintained free of leaks.
2. Should a roof leak occur, the insulating performance of the Roof Insulation will be equal to that described in Paragraph 1 of this Section A within a two (2) year period following repair of the leak.
3. The Roof Insulation will remain in a reroofable condition should the Roof Membrane require replacement. Damage to the Roof Insulation caused by fastener pullout during removal of the old membrane is excluded.
4. The Roof Insulation will not cause structural damage to the building as a result of its expansion from thermal or chemical action.

If said Roof Insulation fails to perform as guaranteed above, SIPLAST shall, at its own expense, make or cause to be made repairs or modifications to said Roof Insulation as SIPLAST deems appropriate so as to enable said Roof Insulation to perform as guaranteed herein.

**B. SIPLAST, SHALL BE LIABLE UNDER THIS GUARANTEE ONLY IF:**

1. The Roof Membrane is installed according to SIPLAST specifications;
2. The Roof Insulation is installed according to SIPLAST specifications;
3. The installation of the Roof Membrane is by a roofing contractor approved in advance by SIPLAST;
4. The installation of the Roof Insulation is by an applicator approved in advance by SIPLAST;
5. The use of SIPLAST materials has been approved in advance by SIPLAST.
6. All costs of installation have been paid, including those of the installing roofing contractor and installing insulation applicator.

**C. OWNER OBLIGATIONS**

1. **Leak Complaints & Claims.** Leak complaints must be formally registered by the Owner directly to Siplast. Contact can be made by calling 1-800-922-8800 or through the Siplast website [www.siplast.com](http://www.siplast.com). Any claim hereunder shall be deemed waived unless the owner shall have given SIPLAST formal notice thereof within thirty (30) days after a leak is discovered or should by reasonable diligence have been discovered. Leak repairs resulting from a cause not covered by the Guarantee are the direct responsibility of the Owner.

2. **Temporary Emergency Repairs.** The Owner is permitted to effect temporary repairs in the event of a roof leak as appropriate to protect the building and its contents from water intrusion. Such repairs must be limited to the immediate area causing the leak using materials compatible with the Roof Membrane System. Permanent repairs must be completed by a SIPLAST Select Contractor authorized by SIPLAST in advance.

3. **Maintenance Items.** Owner required maintenance consists of periodic inspection and replacement as needed of sealants at Membrane terminations such as pitch pans, counter-flashings, termination bars, and penetration flashings or similar conditions not covered by this Guarantee.

4. **Guarantee Transferability.** This Guarantee may be transferred or assigned to a new owner provided the functional use of the building has not significantly changed, and provided all Siplast procedures have been properly effected as well as all fees for such transfer have been paid in full by the new owner of the property. Owner shall have given formal notice to SIPLAST for a request for guarantee transfer. This Guarantee is not automatically transferable or assignable by contract or operation of law, either directly or indirectly.

5. **Traffic Surfaces / Overburden.** The expense of removing and replacing traffic surfaces or other overburden systems built over the roof shall be borne by the Owner.

**D. EXCLUSIONS FROM COVERAGE**

This Guarantee does not cover leaks which result from either occurrences beyond the control of SIPLAST or mistreatment both of which include but are not limited to the following:

1. Damage to the Membrane caused by loss of adhesion of any existing roofing materials from the underlying substrate to which the existing roofing materials were directly applied.
2. Damage to the Membrane caused by loss of adhesion from the existing roofing materials to which the Membrane was directly applied.
3. Damage to the Roof Membrane System caused by lightning, windstorm (defined as winds in excess of 74 mph), hail, earthquake, tornado, hurricane, or similar unusual weather occurrences.
4. Damage to the Roof Membrane System caused by any deliberate or negligent act in maintaining the roof.
5. Damage to the Roof Membrane System caused by unauthorized repairs, or subsequent work on or through the Roof Membrane System without prior written approval by SIPLAST of the methods and materials to be used.

6. Damage to the Roof Membrane System caused by structural defects or failure of any substrate component, i.e., non-Siplast materials used as insulation or vapor retarder, including defects in design or application of the substrate components.

7. Damage to the Roof Membrane System caused by falling objects.

8. Damage to the Roof Membrane System caused by movement of metal work used in conjunction with the Roof Membrane System.

9. Damage to the Roof Membrane System caused by installation of a sprinkler system or air conditioning equipment, radio or television antenna, framework for signs or photovoltaic arrays, water tower or other installation on the Roof Membrane System after the installation of the Roof Membrane System without a prior written approval by SIPLAST of the methods and materials to be used.

10. Damage to the Roof Membrane System resulting from other than occasional traffic across its surface or from its use as a storage area or recreational surface, or platform for mechanical equipment of any type, or for any other similar purposes.

11. Damage to the Roof Membrane System caused by a change in use of the building without prior written approval of SIPLAST.

12. Damage to the Roof Membrane System resulting from chemical attack or from other compounds demonstrated to be deleterious to the composition of the membrane.

13. Damage to the Roof Membrane System caused by moisture entering the Roof Membrane System through adjoining walls and wall copings, Roof Membrane System terminations, roof penetrations or other adjoining building components, which are not waterproofed and detailed using approved SIPLAST materials, specifications, and recommendations.

14. Damage to the Roof Membrane System caused by moisture entering the Roof Membrane System through moisture condensation resulting from building or roof system design flaws, or similar conditions beyond the control of SIPLAST.

**E. LIMITATION OF LIABILITY**

SIPLAST shall be liable only for the cost of repair of such existing Roof Membrane System or installation of a replacement Roof Membrane System by a SIPLAST Select Contractor. SIPLAST, shall not be liable for damages to other components of the roof, the building or the contents or for consequential damages. It shall be a condition to the liability of SIPLAST hereunder that SIPLAST have access to the roof area (including all scaffolding, staging and rigging as may be required by SIPLAST for such access and to be provided by the Owner) during business hours throughout the term of the Guarantee.

**LIMITATION OF DAMAGES; MEDIATION; JURISDICTION; CHOICE OF LAW:** THIS GUARANTEE IS EXPRESSLY IN LIEU OF ANY OTHER GUARANTEES OR WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, and of any other obligations or liability of Siplast, whether any claim against it is based upon negligence, breach of warranty, or any other theory. In NO event shall Siplast be liable for any CONSEQUENTIAL OR INCIDENTAL DAMAGES of any kind, including, but not limited to, interior or exterior damages and/or mold growth. The parties agree that, as a condition precedent to litigation, any controversy or claim relating to this guarantee shall be first submitted to mediation before a mutually acceptable mediator. In the event that mediation is unsuccessful, the parties agree that neither one will commence or prosecute any lawsuit or proceeding other than before the appropriate state or federal court in the State of New Jersey. This guarantee shall be governed by the laws of the State of New Jersey without regard to principles of conflicts of laws. Each party irrevocably consents to the jurisdiction and venue of the above identified courts.

SIPLAST, INC.

By: **SAMPLE**

Kirk Goodrum, Vice President and General Manager

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