

**SIPLAST PREMIUM 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 Roofing/Waterproofing System (comprised solely of the Siplast Roofing/Waterproofing Membrane and Siplast Roof Insulation System designated as ZIC®, NVS®, Insulcel®, Insulcel®RT or Zonocel®, and Zono-tite® or NVS® Fasteners) to a building owned and described as follows:

<b>OWNER:</b>	<b>MEMBRANE:</b>
<b>ADDRESS OF OWNER:</b>	<b>STRUCTURAL DECK:</b>
<b>JOB NAME &amp; AREA:</b>	<b>LWIC SYSTEM:</b>
<b>ADDRESS OF BUILDING:</b>	<b>TOTAL AREA:</b> Squares
<b>USE OF BUILDING:</b>	<b>MEMBRANE CONTRACTOR:</b>
	<b>LWIC APPLICATOR:</b>
	<b>COMPLETION DATE:</b>

NOW, THEREFORE, SIPLAST, HEREBY GUARANTEES TO THE ABOVE OWNER: (Subject to the following terms and conditions), that said Roofing/Waterproofing Membrane System (herein "Membrane System") as described above (which includes roofing/waterproofing, flashing, and lightweight insulating concrete) shall remain free of leaks resulting from a defect in manufacturing, workmanship deficiencies associated with Roofing/Waterproofing System installation, or through typical weather or wear and tear for a term of twenty (20) years, ending on the expiration date indicated above; or SIPLAST in its sole determination and in good faith shall repair the leak in the 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. ROOFING/WATERPROOFING INSULATION PERFORMANCE**

1. The actual resistance to heat flow through the lightweight insulating concrete system will be at least 80% of design thermal resistance, provided that the Roofing/Waterproofing Membrane is maintained free of leaks.
2. Should a roofing/waterproofing leak occur, the insulating performance of the lightweight insulating concrete system 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 lightweight insulating concrete system will remain in a reroofable condition should the Roofing/Waterproofing Membrane require replacement. Damage to the lightweight insulating concrete system caused by fastener pullout during removal of the old membrane is excluded.
4. The lightweight insulating concrete system will not cause structural damage to the building as a result of its expansion from thermal or chemical action.

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

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

1. The Roofing/Waterproofing Membrane is installed according to SIPLAST specifications;
2. The lightweight insulating concrete system is installed according to SIPLAST specifications;
3. The installation of the roofing/waterproofing membrane is by a roofing/waterproofing contractor approved in advance by SIPLAST;
4. The installation of the lightweight insulating concrete system 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/waterproofing contractor and installing lightweight insulating concrete system 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 membrane 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 Roofing/Waterproofing 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 Roofing/Waterproofing System 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 membrane 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 Roofing/Waterproofing System caused by loss of adhesion of any existing roofing materials from the underlying substrate to which the existing roofing/waterproofing materials were directly applied.
  2. Damage to the Roofing/Waterproofing System caused by loss of adhesion from the existing roofing/waterproofing materials to which the roofing/waterproofing materials were directly applied.
  3. Damage to the Roofing/Waterproofing 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 Roofing/Waterproofing System caused by any deliberate or negligent act in maintaining the roofing/waterproofing.
  5. Damage to the Roofing/Waterproofing System caused by unauthorized repairs, or subsequent work on or through the Roofing/Waterproofing System without prior written approval by SIPLAST of the methods and materials to be used.
  6. Damage to the Roofing/Waterproofing 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 Roofing/Waterproofing System caused by falling objects.
8. Damage to the Roofing/Waterproofing System caused by movement of metal work used in conjunction with the Roofing/Waterproofing System
9. Damage to the Roofing/Waterproofing 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 Roofing/Waterproofing System after the installation of the Roofing/Waterproofing System without a prior written approval by SIPLAST of the methods and materials to be used.
10. Damage to the Roofing/Waterproofing 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 Roofing/Waterproofing System caused by a change in use of the building without prior written approval of SIPLAST.
12. Damage to UV-exposed granule-surfaced Membranes resulting from conditions caused by ponding water or improper drainage.
13. Damage to the Roofing/Waterproofing System resulting from chemical attack or from other compounds demonstrated to be deleterious to the composition of the Roofing/Waterproofing System.
14. Damage to the Roofing/Waterproofing System caused by moisture entering through adjoining walls and wall copings, Roofing/Waterproofing Membrane terminations, penetrations or other adjoining building components, which are not waterproofed and detailed using approved SIPLAST materials, specifications, and recommendations.
15. Damage to the Roofing/Waterproofing System caused by moisture/condensation resulting from building or roofing/waterproofing 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 Roofing/Waterproofing System or installation of a replacement Roofing/Waterproofing System by a SIPLAST Select Contractor. SIPLAST, shall not be liable for damages to other components of the roofing/waterproofing, 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 roofing/waterproofing areas (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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