



## Owens Roofing Inc.

301 W. Cabarrus St., Raleigh, NC 27601 (919) 821-0082 Fax: (919) 821-0085

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To: Greg Selzer  
NCSU

### BROOKS HALL

### Subcontractors:

No Subcontractors for this project

### SUPPLIERS:

Best Distributing Company  
P.O. Box 128  
Goldsboro, NC 27533  
Dan Herlihy  
919-735-1651  
[Dherlihy@BestDistributing.com](mailto:Dherlihy@BestDistributing.com)

Soprema  
P.O. Box 75755  
Cleveland, OH 44101  
Dallas Mashburn  
[910-455-1820](tel:910-455-1820)  
[800-356-3521](tel:800-356-3521)

Roofer Supply  
3826 Generosity Court  
Garner, NC 27529  
Patrick Lawrence  
919-390-0923  
[patrick@roofersupplyinc.com](mailto:patrick@roofersupplyinc.com)

ROOFING INSTALLER'S WARRANTY

Owner: State of North Carolina - North Carolina State University  
Installer: Owens Roofing, Inc.  
Location of Building: 50 Pullen Road, Raleigh, NC 27605  
Name of Building: Brooks Hall  
Roof Areas: 164 sqs  
Date of Acceptance: 11.13.17 Expires: 11.13.19

Know all men by these presents, that we, Installer as defined above, having installed roofing membrane, base flashings, liquid flashings, roofing membrane accessories, roof insulation, fasteners, cover boards, and sheet metal work, and having accomplished certain other work on the roof areas identified above under contract between Owner and Contractor, warrant to Owner, with respect to said work that for a period of two years from date of acceptance of said work, the roofing including insulation, roofing membrane, flashings and sheet metal work, shall be absolutely watertight and free from all leaks, provided however that the following are excluded from this warranty:

- Defects or failures resulting from abuse by the Owner.
- Defects in design involving failure of (1) structural frame, (2) load-bearing walls, and (3) foundations.
- Damage caused by fire, tornado, hail, hurricane, acts of God, wars riots or civil commotion.

We, Installer, agree that should any leaks occur in the roofing we will promptly remedy said leaks in a manner to restore the roof to a watertight condition by methods compatible to the system and acceptable under industry standards and general practice.

We, Installer, further agree that for a period of two years from date of acceptance referred to above, we will make repairs at no expense to the Owner, to any defects which may develop in the work including but not limited to blisters, wrinkles, ridges, splits, warped insulation and loose flashings in a manner compatible to the system and acceptable under industry standards and general practice.

IN WITNESS WHEREOF, we have caused this instrument to be duly executed, this

14 day of November, 2017

Owens Roofing, Inc.

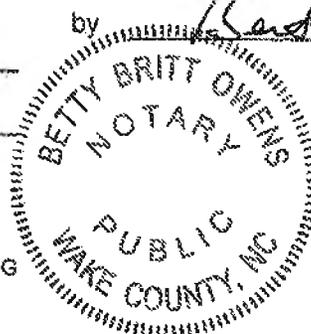
(Installer)

WITNESS:

by [Signature]  
President

[Signature]  
Notary Public

My Commission Expires 11.4.21



**BASF Corporation**  
**Construction Systems**  
**Limited Warranty - R051055**  
**MasterSeal® NP 1™ (formerly NP 1™)**

**Coverage : Material**  
**Duration : 5 Years**

<b>Project Site</b>	
<b>Name :</b>	BROOKS HALL
<b>Address :</b>	50 PULLEN RD
<b>City :</b>	RALEIGH
<b>State :</b>	NORTH CAROLINA
<b>Date of Application :</b>	September 22, 2017
<b>Applicator Name :</b>	OWENS ROOFING
<b>Purchaser Name :</b>	GUARANTEED SUPPLY - GSO

*This is to certify that the above named product has been applied to the area described in the Project site above. This warranty makes no allowance for deviations or omissions from the information provided in the on-line application. Any misrepresentation or fraudulent statement in the application for Limited Warranty renders the Limited Warranty void.*

BASF Corporation (hereinafter BASF) Construction Systems, 889 Valley Park Drive, Shakopee, MN 55379, hereby warrants that, subject to the provisions hereof, the MasterSeal® NP 1™ (formerly NP 1™) (the "Product") as manufactured satisfies the product performance criteria under the terms specified in the current MasterSeal® NP 1™ (formerly NP 1™) product data sheet. The current product data sheet can be obtained at [www.buildingsystems.basf.com](http://www.buildingsystems.basf.com). Any claims brought against BASF relative to the referenced product and project shall constitute full acceptance of all terms and conditions contained herein. The remedies of this warranty shall be considered only when EACH of the following FIVE conditions exists: (i) BASF must have been notified of the unsatisfactory condition during the covered period following the date of application and this notification to BASF shall be in writing within 30 days of the occurrence; (ii) BASF is afforded the opportunity to inspect any such areas, at such time, as may be reasonably requested; (iii) The BASF supplied product has been proven not to satisfy the published product performance criteria; (iv) This product discrepancy must have directly contributed to the unsatisfactory condition in question; and (v) Full payment has been received by BASF for the BASF materials supplied to the referenced project.

**EXCLUSIONS:**

This warranty does not apply, and BASF makes no warranty and disclaims all liability, where any unsatisfactory condition resulting from misuse or abnormal use or conditions such as, but not limited to: structural cracks or defects, faulty construction, design, non BASF materials, settlement or expansion of the structure, accident, fire or other casualty, lack of suitable vapor barrier or excessive wear. This warranty does not cover claims for color-fastness, appearance or offensive or unpleasant odor; disintegration of the substrate; mechanical damage caused by individuals, tools, or other outside agents; or any change in the appearance of the product from accumulated dirt or other contaminants. This warranty does not apply, and BASF makes no warranty and disclaims all liability when an unsatisfactory condition has occurred due to lack of adherence to all applicable care and maintenance recommendations or cautions contained or referenced in the product data sheet. If the owner shall make or permit, without prior written consent of BASF, repairs, alterations, or additions to the structure which affect the product or change the use, function or purpose of the structure, this warranty shall become immediately null and void and of no further force and effect. BASF will respond promptly to any written request for consent to repairs, alterations, or additions. Product performance properties are limited to the material as supplied to the project.

**REMEDIES:**

The holder's sole and exclusive remedy and BASF's liability shall be limited to:

Providing MasterSeal® NP 1™ (formerly NP 1™) in sufficient quantity to replace solely those areas of the installed product proven to meet the terms of the aforementioned warranty. A suitable replacement product may be employed at the sole discretion of BASF. All other costs associated with the replacement of the product are the sole responsibility of the holder. BASF's liability is limited to the purchase price of the BASF product supplied.

Holder and BASF specifically agree that any controversy or claim arising out of this warranty shall be settled by arbitration in the state of Ohio, or in the state or province in which the project is located, administered by the American Arbitration Association under its Commercial Arbitration Rules, and judgment on any award rendered by the arbitrators may be entered in any court having jurisdiction thereof.

If any part of this Warranty shall be determined to be invalid, then such portion shall be deemed severed from this Warranty and the remaining terms, exclusions and limitations shall apply.

#### GENERAL LIMITATIONS

This information and all further technical advice are based on BASF's present knowledge and experience. However, BASF assumes no liability for providing such information and advice including the extent to which such information and advice may relate to existing third party Intellectual property rights, especially patent rights. In particular, BASF disclaims all CONDITIONS AND WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY OR CLAIMS RELATED TO MOLD, MILDEW, AND FUNGI OR ANY AIR QUALITY PROBLEMS. BASF SHALL NOT BE RESPONSIBLE FOR CONSEQUENTIAL, INDIRECT OR INCIDENTAL DAMAGES (INCLUDING LOSS OF PROFITS) OF ANY KIND. BASF does not warrant or guarantee the quality of labor used to prepare the surface and to apply or install the products covered by this limited warranty. BASF reserves the right to make any changes according to technological progress or further developments. It is the holder's responsibility and obligation to carefully inspect and test any incoming goods. Performance of the product(s) described herein should be verified by testing and carried out only by qualified experts. It is the sole responsibility of the holder to carry out and arrange for any such testing. Reference to trade names used by other companies is neither a recommendation, nor an endorsement of any product and does not imply that similar products could not be used.

This warranty supersedes any other warranties, guarantees or representations, written or oral, heretofore made with respect to the above referenced product or project.



**SOPREMA**

Warranty No.: 101-015531

**Platinum ND.L Roofing Warranty**

Building Name: North Carolina State University		
Building Address: 50 Pullen Road, Raleigh, NC 27605		
Roof Section: Brooks Hall		
Owner Name: North Carolina State University		
Owner Address: 2701 Sullivan Drive, Raleigh, NC 27605		
Contractor: Owens Roofing Inc., 301 W. Cabarrus Street, Raleigh, NC 27601		
Total Squares: 198	Roofing Material: 30A.53	Flashing Material: 32.48
Term of Warranty: 20 Years	Warranty Start Date: 09.22.2017	Warranty End Date: 09.22.2037

**Express Warranty**

SOPREMA, Inc., an Ohio corporation, warrants to you that your SOPREMA® roofing will remain watertight for the full term of this warranty. This warranty is made subject to all the terms, conditions, and limitations set forth below.

**Reporting Claims**

To report a claim, follow the procedure set forth in Form 900 – Warranty Claim Procedure.

**Remedy**

When you make a valid claim, SOPREMA will provide the labor and material necessary to return the roofing to a watertight condition.

**NOTICES**

THE WARRANTY EXPRESSED IN THIS DOCUMENT SUPERSEDES AND IS IN LIEU OF ALL OTHER WARRANTIES, WHETHER WRITTEN OR ORAL, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE.

THE ABOVE-STATED REMEDY IS YOUR SOLE AND EXCLUSIVE REMEDY AGAINST SOPREMA.

IN NO EVENT IS SOPREMA LIABLE TO YOU OR ANY OCCUPANT OF THE BUILDING FOR ANY INCIDENTAL, CONSEQUENTIAL, INDIRECT, OR OTHER SIMILAR DAMAGES.

This warranty document includes all of the following:

1. The Terms, Conditions and Limitations printed on the reverse.
2. Form 900 – Warranty Claim Procedure.
3. Form 901 – Care and Maintenance Guide.
4. Any rider referred to below.

Unless you reject this warranty document, you are bound by all of its terms, conditions and limitations. To reject the warranty, you must return it to SOPREMA within sixty (60) days after the date set forth below.

SOPREMA Inc.

By:   
 Name: Tim Kersey  
 Title: Vice President & General Manager  
 Date: 09.22.2017

Deadline for rejecting warranty: 01.06.2018

### Terms, Conditions and Limitations

1. The SOPREMA® roofing materials covered by this warranty (this "Warranty") are the roofing and flashing materials specifically identified by number or other description on the face of this Warranty (referred to as the "roofing").
2. The authorized contractor who installed the roofing is not an agent of SOPREMA. Any future work impacting the roofing must be performed by a contractor selected and hired by Owner and authorized by SOPREMA. Contact SOPREMA if you would like to receive a list of authorized contractors in your area.
3. The design and installation of the roof assembly must be in accordance with applicable instructions, details, specifications, approvals, codes, laws, and regulations. All services by SOPREMA related to design, construction, review of project documents or conditions and site visits are limited in scope and do not expand the provisions of this Warranty. These services were not offered, and should not be considered, as a substitute for fulltime quality assurance, project management or professional design services.
4. Owner is responsible for ensuring that the roofing is maintained in accordance with SOPREMA's Care and Maintenance Guide (see Form 901) and for promptly notifying SOPREMA of any change in occupancy, usage or any other condition adversely affecting the roofing.
5. During the entire term of the Warranty, upon request, SOPREMA and anyone it hires shall have full and free rooftop access. Access shall be provided during regular business hours, and, if requested in advance, any other times.
6. This Warranty covers SOPREMA roofing products included in a properly designed and installed roof assembly that develops a roofing leak due to workmanship or a product manufacturing defect. The Warranty will provide Owner with a remedy when Owner follows the Warranty Claim Procedure (see Form 900) and the claim is validated by SOPREMA.
7. The Warranty also covers roofing leaks caused by wind with a speed less than 74 m.p.h. The wind speed warranty excludes damage where the cause includes any of the following: (a) primary or secondary structural components; (b) wood nailers or blocking and edge system components; (c) deck and deck fastening; (d) walls, doors, windows, openings and other building envelope components; (e) substrates that are deteriorated, rusted, rotted, deformed, weakened, crushed, compressed, or otherwise failed; (f) rooftop structures and/or equipment connected to, or supported by, the roofing or waterproofing system; (g) windborne debris; or (h) neglect or physical abuse.
8. Following are some examples of conditions and types of damage not covered by this Warranty:
  - a. The effects of lightning, fire, flood, acid rain, thermal shock, explosion, hail, seismic event, hurricane, tornado, or microburst.
  - b. Improper use, order, sequencing, storage or handling of materials or systems.
  - c. The lack of positive slope or inadequate drainage.
  - d. Inaccessible leaks concealed below rooftop equipment, overburden, and all other products applied to the roofing or flashing materials.
  - e. Failure to apply the roofing to a suitable substrate, or subsequent substrate failure.
  - f. Failure of roofing substrates or attachments.
  - g. A deficient pre-existing condition or any sources of water entry other than the roofing.
  - h. Building or substrate settlement, deflection, movement, vibration, or displacement.
  - i. The accumulation of moisture from condensation in or below the roofing.
  - j. Exposure to extreme temperatures or humidity, for example, from equipment, exhaust, steam, hot water, freezers, or cold storage.
  - k. Plants, animals, insects, or other living organisms.
  - l. Incompatible materials or substances.
  - m. Deliberate or negligent acts such as excessive traffic, rooftop storage, vandalism, misuse, or abuse.
  - n. Falling, flying, dropped, discharged or blown materials, objects or debris.
  - o. Change in building occupancy or rooftop usage.
  - p. Unauthorized or improper repairs or modifications.
9. Temporary, emergency repairs to stop a leak may be made at Owner expense and will not void this Warranty, however it is Owner's responsibility to pay the cost of removing any excessive repairs. Promptly after making emergency repairs, Owner is responsible for following the Warranty Claim Procedure (see Form 900).
10. SOPREMA's failure to exercise or enforce any of its rights under this Warranty is not a waiver and does not preclude SOPREMA from exercising the same or any other right in the future. Owner's failure to comply with any of the provisions of this Warranty applicable to it relieves SOPREMA of its obligations under this Warranty.
11. This Warranty is governed by and shall be construed and enforced in accordance with the internal laws of Ohio, without giving effect to any choice of law rules that may require the application of the laws of another jurisdiction. Any lawsuit by Owner that is related to the roofing or this Warranty, including the alleged breach of this Warranty, must be filed in either the Medina County, Ohio Court of Common Pleas or the U.S. District Court for the Northern District of Ohio. Owner irrevocably consents to the jurisdiction and venue of these courts.
12. In order for Owner to bring a lawsuit against SOPREMA, Owner must, as a condition precedent thereto, (a) have complied with all of the terms and conditions of this Warranty applicable to it, and (b) the lawsuit must be commenced within one (1) year after the cause of action accrues. Time is of the essence. The failure to satisfy either of these conditions precedent shall result in Owner's claims being forever barred.
13. The terms of this Warranty are severable so that any illegal, invalid or unenforceable provision, if feasible, shall be modified so that it becomes legal, valid and enforceable, or if not so feasible, stricken, in either case without affecting the validity or enforceability of the remaining provisions.
14. This Warranty document (and the documents referred to herein) sets forth the entire agreement between SOPREMA and Owner with respect to the roofing. SOPREMA disclaims, and Owner waives, any affirmation of fact or promise not expressly stated in this Warranty that may have been made by SOPREMA or any of its employees, agents, representatives, or distributors.
15. The damages excluded by the terms of this Warranty include, but are not limited to, loss or reduction of profits, interruption of business, injury to or illness or death of people, animals or other living organisms, damage or loss caused by or attributable to indoor air quality (including, but not limited to, the presence or growth of mold, mildew or other similar substance in, on or about the roof assembly), or damage to or destruction of property, including the building or any of its contents, even if SOPREMA has been advised of the possibility, or even the likelihood, of any of these types of damages.
16. This Warranty may be transferred to a subsequent building owner upon compliance with the following requirements: (a) a transfer request is made in writing to SOPREMA's Warranty Department, (b) at the time the request is made, SOPREMA is paid its then current transfer fee, and (c) you complete any repairs to the roof assembly or other building components that SOPREMA believes are necessary to preserve the watertight integrity of the roofing for the remaining term of this Warranty.

For Questions Contact: SOPREMA, Inc.  
Warranty Department  
201 Quadral Drive  
Wadsworth, OH 44281-9571  
Phone: (330) 334-0065  
www.soprema.us



Dear Building Owner:

Thank you for choosing SOPREMA Inc. for your roofing needs! Enclosed are your original SOPREMA Inc. Warranty Documents.

SOPREMA Inc. products are time proven for quality, durability and reliability. If at any time you experience any problems or have any questions, please contact our Warranty Department at 800-356-3521, Monday through Friday from 8:00 a.m. to 5:00 p.m., Eastern Time.

For your convenience we have also included in this packet copies of the following:

- Roof Care & Maintenance Guide
- Warranty Claim Procedure
- Warranty Transfer Form
- Roof Hatch Sign

Sincerely,

**SOPREMA, INC.**

*Patricia Johnson*

**Patricia Johnson  
Warranty Supervisor**



Warranty No.: 101-015531

## CARE AND MAINTENANCE GUIDE

A routine Care and Maintenance program is fundamental to the long-term performance of your roofing or waterproofing. For roofing and above-grade waterproofing, you, as the Owner, are responsible for ensuring that a minimum of two documented Care and Maintenance inspections are conducted and recorded each year. For areas that are concealed from direct view, record and correct any observable conditions that may have an adverse effect on the roofing or waterproofing.

### Required Care and Maintenance:

A Care and Maintenance log, or similar record, is the minimum requirement to document care and maintenance. See the reverse side of this document for an example of a Care and Maintenance Log. The following activities are required:

- **Date of Inspection:** The minimum requirement is **two times per year**.
- **Inspected by:** Name and signature.
- **Conditions:** Record observations of accessible roofing or waterproofing membranes and membrane flashings at all edges, terminations and penetrations. Record observations of any other conditions that may have an effect on the roofing or waterproofing.
- **Leaks:** Document all roofing or waterproofing leaks. Refer to Form 900 – Warranty Claim Procedure.
- **Repairs and Modifications:** Date of all work, and the individual or company who completed work that may have an effect on the roofing or waterproofing.

### When to complete Care and Maintenance:

Roofing or waterproofing inspections are required at least **two times per year**, ideally in the spring and fall. Be sure to document each date the roofing or waterproofing is accessed for the purposes of an inspection, maintenance or other work that may have an effect on the roofing or waterproofing. It is recommended that you inspect and document conditions after all severe exposures, such as seismic events, flooding, high winds, or excessive snow, ice, rain or hail. It is also recommended that you inspect and document conditions during and after equipment maintenance and adjacent building work.

### Limit Access:

For areas of the roofing or waterproofing not designated for traffic, we recommend you limit access to authorized personnel only and require all individuals to register or sign in. It is good practice to post a sign at all access points that includes the following statement: "STOP. ACCESS RESTRICTED TO AUTHORIZED PERSONNEL ONLY." At your request, SOPREMA will provide you with signs.

### Care and Maintenance Inspections:

Record your observations of the roofing or waterproofing as well as conditions at all edges, terminations and penetrations. Record conditions for evidence of physical damage, displacement, open membrane laps, accumulation of sediments or debris, or other conditions that may have an effect on the roofing or waterproofing. Record the condition of adjacent walls, sealants, coatings, equipment, sheet metal flashings, pipes, pitch pans, drains, scuppers, pavers, garden roof components, and any unusual exposures or conditions that may have an effect on the roofing or waterproofing.

### Completing Care and Maintenance:

It is your responsibility to promptly correct all deficiencies observed during Care and Maintenance inspections. SOPREMA encourages you to retain the services of a professional contractor or consultant if you do not have personnel qualified to conduct routine Care and Maintenance. All roofing and waterproofing repairs and modifications must be performed by an authorized contractor retained by you. Temporary emergency repairs may be made to the roofing or waterproofing as allowed under the terms and conditions of the warranty. In the event of significant damage, it is prudent for you to retain the services of a roofing or waterproofing professional, and notify your insurance carrier where applicable.

### Cleaning the Roofing or Waterproofing:

The roofing or waterproofing must be maintained free of debris that may result in damage. When necessary, low-pressure tap water dispensed from a garden hose and/or soft bristle brooms may be used to remove dirt and debris from the surface of the roofing or waterproofing. Where permissible, mild detergents may be used to clean surfaces, then use clean water to remove the detergent. Prevent dirt, debris and other inappropriate materials from entering storm drainage systems. Tools that may damage the roofing or waterproofing, such as metal shovels and rakes, should NOT be used. High-pressure water should NOT be used unless specifically authorized by SOPREMA. Owner / contractor are responsible to verify that all cleaning operations meet required regulatory environmental requirements. Contact SOPREMA prior to cleaning products with foil or film surfaces.

### Documenting Warranty Claims:

Refer to Form 900 – Warranty Claim Procedure, included with your SOPREMA warranty. All valid claims must include a copy of your Care and Maintenance log.

### Additional Resource:

For further information and guidance, you may wish to review the Manual of Roof Maintenance and Repair jointly published by the National Roofing Contractors Association and the Asphalt Roofing Manufacturers Association, or other applicable industry publications.

**This SOPREMA Care and Maintenance Guide include the minimum requirements of your SOPREMA Warranty. Additional care and maintenance beyond these minimum requirements is encouraged.**

## Care and Maintenance Log: (Sample)

**Instructions:** The following activities are **required** to be completed and documented **two (2) times per year** as a record of care and maintenance:

**Date of Inspection:** \_\_\_\_\_

**Inspected by (Name):** \_\_\_\_\_

**Conditions:** Record observations of accessible roofing and waterproofing as well as conditions at all edges, terminations and penetrations. Record observations of any other conditions that may have an effect on the roofing or waterproofing.

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**Leaks:** Document all roofing or waterproofing leaks. Refer to Form 900 – Warranty Claim Procedure.

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**Repairs and Modifications:** Date of all work, and the individual or company who completed work that may have an effect on the roofing or waterproofing.

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**Other information observed or noted that may have an effect on the roofing or waterproofing:**

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**Inspected by (Signature):** \_\_\_\_\_



## WARRANTY CLAIM PROCEDURE

Warranty claims are required to be submitted within 30 days after a leak or other related issue is discovered, unless a different notice period is expressed in a rider. Time is of the essence. Claims are to be submitted to SOPREMA's Warranty Claim Administrator. Contact information is provided below.

SOPREMA will initiate the claim process when all of the following items have been received:

1. Completed Warranty Claim Form (available here: [https://www.sopraconnect.com/Warranty/Warranty\\_ClaimRequest.aspx](https://www.sopraconnect.com/Warranty/Warranty_ClaimRequest.aspx)).
2. Photos or other documentation of the conditions you believe give rise to the claim (preferably submitted with warranty claim).
3. A copy of your Care and Maintenance log (preferably submitted with warranty claim).
4. Your Warranty Number as indicated on your warranty.

For wind-related claims, the following additional items are to be submitted: (1) a signed and sealed report by a licensed professional engineer documenting findings that identify and support the cause(s) of the damage resulting in the leak, and (2) wind speed data from a rooftop anemometer or other wind speed data collection point for the period of time from the effective date of the Warranty to the date of the claim (or, if such data was submitted in connection with a prior claim, from the end date of the prior data to the date of the claim).

Upon receipt of a properly documented warranty claim, SOPREMA will determine if a site visit is desired. If so, you will be contacted in order to coordinate arrangements. You agree to provide SOPREMA and its designees with prompt, free, safe and ready access through a roof hatch or door to roofing or waterproofing surfaces that are free of snow, ice, and any other obstructions. If there is not a roof hatch or door available, then you agree to provide a suitable ladder. You agree to provide access during normal business hours or, if requested, other times. SOPREMA agrees to follow any safety and security protocols you have in place for visitors.

When SOPREMA determines the claim is valid, SOPREMA will remedy the leak in an expeditious manner. Conditions may vary, thus the remedy and timetable may vary as well. The decisions of SOPREMA with respect to the validity of claims and the scope, manner, and timetable of repairs are final and binding.

In making warranty repairs, SOPREMA will attempt to closely match materials and colors, as inventories allow. Authorized warranty repairs shall become subject to the warranty, but do not extend its term.

Should an investigation reveal that a claim is not covered by the warranty, you will be promptly notified as to why. Should you abuse the claims process, you may be invoiced for the investigation expenses incurred by SOPREMA. If invoiced, then it is your responsibility to pay within 30 days.

It is your responsibility to remedy any condition, not covered by the warranty, that has an adverse effect on the roofing or waterproofing. If you remedy the condition within a reasonable time, then the warranty will remain in effect for the unexpired portion of its term. Failure to address repairs or related issues in a timely and reasonable fashion could result in conditions not covered by the warranty. It is your responsibility to remedy conditions not covered by the warranty that may have an effect on the building or its occupancy, including other damages, safety, codes, laws and regulations.

For additional information contact:

SOPREMA, Inc.  
Warranty Claim Administrator  
201 Quadral Drive  
Wadsworth, Ohio 44281-9571  
Phone: (330) 334-0066  
Fax: (330) 334-7903  
Email: [warrantyclaims@soprema.us](mailto:warrantyclaims@soprema.us)



## Request for Warranty Transfer

Warranty Number:		Warranty Start Date	
Building Name:			
Building Address:			
City:	State:	Zip:	
Onsite Contact Name:			
Onsite Contact Phone Number:			
Onsite Contact Email Address:			
New Owner's Name:			
New Owner's Address:			
City:	State:	Zip:	

Once all of the following steps have been successfully completed, SOPREMA will deliver a Transfer Rider to you, the effect of which will be to transfer ownership of the warranty to New Owner:

1. Complete all of the information requested above, and then sign and date this form in the space provided below.
2. Return the completed form to: SOPREMA, Inc. Warranty Department, 201 Quadral Drive, Wadsworth, OH 44281-9571, along with a check in the amount of \$1,500 made payable to SOPREMA, Inc. Following receipt, SOPREMA will conduct a site visit and notify you of any repairs you must perform as a condition to warranty transfer.
3. Complete any required repairs to the satisfaction of SOPREMA.

By signing and returning this form, New Owner accepts all of the terms of the warranty. The person signing this form represents and warrants to SOPREMA that he or she is an authorized agent of New Owner.

Signature: \_\_\_\_\_

Title of Person Signing: \_\_\_\_\_

Email Address: \_\_\_\_\_

Date: \_\_\_\_\_

**For additional information contact:**

**SOPREMA, Inc.**  
**Warranty Administrator**  
**201 Quadral Drive**  
**Wadsworth, Ohio 44281-9571**  
**Phone: (330) 334-0066**  
**Email: [sopremawarrantydepartment@soprema.us](mailto:sopremawarrantydepartment@soprema.us)**

# in situ studio

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## NCSU BROOKS HALL RENOVATIONS- PHASE 1 - PRE BID MEETING - 3P

NAME	COMPANY	EMAIL
David Hammock	NCSU	dlhammoc@ncsu.edu

Jessica Driscoll	Bridge Point	jdriscoll@bridgepointinc.com
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Ricky Delgado	Clean Air Env. Inc CAE	cleanairinc@bellsouth.net
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Cessa	CAE	clean air inc @ bell south.net
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JEFFREY FULLER	MONTETH	jfuller@montethco.com
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Tim Cothran	Riggs - Harrod	tcothran@riggsharrod.com
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Mark Ferris	ACT	MarkFeACTConstructors.com
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KEVIN ROSE	WATCO	KROSE@WATCO CORP.COM
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Brian Sanders	FHG	bsanders@alloygroup.com
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Kevin Hartzog	CTW	Kevin.Hartzog@CTWilson.com
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Ruben Atkinson	R & H welding	randHwelding@yahoo.com
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Kellen Blair	Classic Electric	John@Classicsinc.com
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Travis Langley	Lomax Construction	bids@lomaxconstruction.com
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Rob Antry	McKenna Construction RILEY	rob@mckenna-const.com DMONTGOMERY @
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DOMENEGUE MONTGOMERY CONTRACTORS	RILEY CONTRACTING.COM	
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704 North Person Street, Raleigh, NC 27604 | 704 301 4750 | staff@insitustudio.us | www.insitustudio.us

Michael Trimmerger	Johnson Controls	michael.a.trimmerger@jci.com
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Brandon T. Beckwith	BERNHARD	Brandon.Beckwith@Bernhard.com
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# in situ studio

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NCSU BROOKS HALL RENOVATIONS- PHASE 1 - PRE BID MEETING - 3P

NAME COMPANY EMAIL

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JACK WAHREN CMC BUILDING, INC jasmeen@cmcbuildinginc.com



**NCSU BROOKS HALL PHASE I RENOVATION  
50 PULLEN ROAD, RALEIGH, NC 27605**

SCO#22-25338-02A  
NCSU#20222002

**PLAN HOLDERS LIST [PREQUALIFIED/SUBMITTED A PLAN REQUEST/ASKED A QUESTION]**

ACH Constructors  
Bridgepoint General Contracting  
~~Daniels & Daniels Construction~~  
CMC Building Inc.  
~~Consigli Construction~~  
CT Wilson Construction  
Lomax Construction Inc.  
McKenna Construction  
~~Messer Construction Co.~~  
Monteith Construction  
Riggs-Harrod Builders, Inc.  
Riley Contracting Group  
Salisbury & Moore  
~~Shelco LLC~~  
WC Construction  
The Whiting-Turner Contracting Company  
HBTECH  
Mechworks Inc.  
Interstate Window & Door  
CAE [Clean Air Inc.]  
Watco Corporation  
EHG  
R&H Welding LLC  
Classic Electric  
Johnson Controls  
Bernhard  
Retro Environmental  
Atlantic Building Solutions  
Carolina Commerical Contractors  
Chroma Coatings  
Fuss Demolition  
Capital Construction Services  
Johns Systems

*\*strikethrough - firms who have indicated that they will not be pursuing this project.*



## Owens Roofing Inc.

301 W. Cabarrus St., Raleigh, NC 27601 (919) 821-0082 Fax: (919) 821-0085

---

To: Greg Selzer  
NCSU

### BROOKS HALL

### Subcontractors:

No Subcontractors for this project

### SUPPLIERS:

Best Distributing Company  
P.O. Box 128  
Goldsboro, NC 27533  
Dan Herlihy  
919-735-1651  
[Dherlihy@BestDistributing.com](mailto:Dherlihy@BestDistributing.com)

Soprema  
P.O. Box 75755  
Cleveland, OH 44101  
Dallas Mashburn  
[910-455-1820](tel:910-455-1820)  
[800-356-3521](tel:800-356-3521)

Roofer Supply  
3826 Generosity Court  
Garner, NC 27529  
Patrick Lawrence  
919-390-0923  
[patrick@roofersupplyinc.com](mailto:patrick@roofersupplyinc.com)

ROOFING INSTALLER'S WARRANTY

Owner: State of North Carolina - North Carolina State University  
Installer: Owens Roofing, Inc.  
Location of Building: 50 Pullen Road, Raleigh, NC 27605  
Name of Building: Brooks Hall  
Roof Areas: 164 sqs  
Date of Acceptance: 11.13.17 Expires: 11.13.19

Know all men by these presents, that we, Installer as defined above, having installed roofing membrane, base flashings, liquid flashings, roofing membrane accessories, roof insulation, fasteners, cover boards, and sheet metal work, and having accomplished certain other work on the roof areas identified above under contract between Owner and Contractor, warrant to Owner, with respect to said work that for a period of two years from date of acceptance of said work, the roofing including insulation, roofing membrane, flashings and sheet metal work, shall be absolutely watertight and free from all leaks, provided however that the following are excluded from this warranty:

- Defects or failures resulting from abuse by the Owner.
- Defects in design involving failure of (1) structural frame, (2) load-bearing walls, and (3) foundations.
- Damage caused by fire, tornado, hail, hurricane, acts of God, wars riots or civil commotion.

We, Installer, agree that should any leaks occur in the roofing we will promptly remedy said leaks in a manner to restore the roof to a watertight condition by methods compatible to the system and acceptable under industry standards and general practice.

We, Installer, further agree that for a period of two years from date of acceptance referred to above, we will make repairs at no expense to the Owner, to any defects which may develop in the work including but not limited to blisters, wrinkles, ridges, splits, warped insulation and loose flashings in a manner compatible to the system and acceptable under industry standards and general practice.

IN WITNESS WHEREOF, we have caused this instrument to be duly executed, this

14 day of November, 2017

Owens Roofing, Inc.

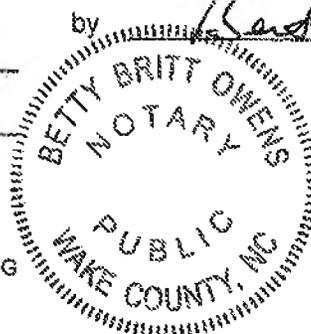
(Installer)

WITNESS:

by *[Signature]*  
President

*[Signature]*  
Notary Public

My Commission Expires 11.4.21



**BASF Corporation**  
**Construction Systems**  
**Limited Warranty - R051055**  
**MasterSeal® NP 1™ (formerly NP 1™)**

**Coverage : Material**  
**Duration : 5 Years**

<b>Project Site</b>	
<b>Name :</b>	BROOKS HALL
<b>Address :</b>	50 PULLEN RD
<b>City :</b>	RALEIGH
<b>State :</b>	NORTH CAROLINA
<b>Date of Application :</b>	September 22, 2017
<b>Applicator Name :</b>	OWENS ROOFING
<b>Purchaser Name :</b>	GUARANTEED SUPPLY - GSO

*This is to certify that the above named product has been applied to the area described in the Project site above. This warranty makes no allowance for deviations or omissions from the information provided in the on-line application. Any misrepresentation or fraudulent statement in the application for Limited Warranty renders the Limited Warranty void.*

BASF Corporation (hereinafter BASF) Construction Systems, 889 Valley Park Drive, Shakopee, MN 55379, hereby warrants that, subject to the provisions hereof, the MasterSeal® NP 1™ (formerly NP 1™) (the "Product") as manufactured satisfies the product performance criteria under the terms specified in the current MasterSeal® NP 1™ (formerly NP 1™) product data sheet. The current product data sheet can be obtained at [www.buildingsystems.basf.com](http://www.buildingsystems.basf.com). Any claims brought against BASF relative to the referenced product and project shall constitute full acceptance of all terms and conditions contained herein. The remedies of this warranty shall be considered only when EACH of the following FIVE conditions exists: (i) BASF must have been notified of the unsatisfactory condition during the covered period following the date of application and this notification to BASF shall be in writing within 30 days of the occurrence; (ii) BASF is afforded the opportunity to inspect any such areas, at such time, as may be reasonably requested; (iii) The BASF supplied product has been proven not to satisfy the published product performance criteria; (iv) This product discrepancy must have directly contributed to the unsatisfactory condition in question; and (v) Full payment has been received by BASF for the BASF materials supplied to the referenced project.

**EXCLUSIONS:**

This warranty does not apply, and BASF makes no warranty and disclaims all liability, where any unsatisfactory condition resulting from misuse or abnormal use or conditions such as, but not limited to: structural cracks or defects, faulty construction, design, non BASF materials, settlement or expansion of the structure, accident, fire or other casualty, lack of suitable vapor barrier or excessive wear. This warranty does not cover claims for color-fastness, appearance or offensive or unpleasant odor; disintegration of the substrate; mechanical damage caused by individuals, tools, or other outside agents; or any change in the appearance of the product from accumulated dirt or other contaminants. This warranty does not apply, and BASF makes no warranty and disclaims all liability when an unsatisfactory condition has occurred due to lack of adherence to all applicable care and maintenance recommendations or cautions contained or referenced in the product data sheet. If the owner shall make or permit, without prior written consent of BASF, repairs, alterations, or additions to the structure which affect the product or change the use, function or purpose of the structure, this warranty shall become immediately null and void and of no further force and effect. BASF will respond promptly to any written request for consent to repairs, alterations, or additions. Product performance properties are limited to the material as supplied to the project.

**REMEDIES:**

The holder's sole and exclusive remedy and BASF's liability shall be limited to:

Providing MasterSeal® NP 1™ (formerly NP 1™) in sufficient quantity to replace solely those areas of the installed product proven to meet the terms of the aforementioned warranty. A suitable replacement product may be employed at the sole discretion of BASF. All other costs associated with the replacement of the product are the sole responsibility of the holder. BASF's liability is limited to the purchase price of the BASF product supplied.

Holder and BASF specifically agree that any controversy or claim arising out of this warranty shall be settled by arbitration in the state of Ohio, or in the state or province in which the project is located, administered by the American Arbitration Association under its Commercial Arbitration Rules, and judgment on any award rendered by the arbitrators may be entered in any court having jurisdiction thereof.

If any part of this Warranty shall be determined to be invalid, then such portion shall be deemed severed from this Warranty and the remaining terms, exclusions and limitations shall apply.

#### GENERAL LIMITATIONS

This information and all further technical advice are based on BASF's present knowledge and experience. However, BASF assumes no liability for providing such information and advice including the extent to which such information and advice may relate to existing third party Intellectual property rights, especially patent rights. In particular, BASF disclaims all CONDITIONS AND WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY OR CLAIMS RELATED TO MOLD, MILDEW, AND FUNGI OR ANY AIR QUALITY PROBLEMS. BASF SHALL NOT BE RESPONSIBLE FOR CONSEQUENTIAL, INDIRECT OR INCIDENTAL DAMAGES (INCLUDING LOSS OF PROFITS) OF ANY KIND. BASF does not warrant or guarantee the quality of labor used to prepare the surface and to apply or install the products covered by this limited warranty. BASF reserves the right to make any changes according to technological progress or further developments. It is the holder's responsibility and obligation to carefully inspect and test any incoming goods. Performance of the product(s) described herein should be verified by testing and carried out only by qualified experts. It is the sole responsibility of the holder to carry out and arrange for any such testing. Reference to trade names used by other companies is neither a recommendation, nor an endorsement of any product and does not imply that similar products could not be used.

This warranty supersedes any other warranties, guarantees or representations, written or oral, heretofore made with respect to the above referenced product or project.



**SOPREMA**

Warranty No.: 101-015531

**Platinum ND.L Roofing Warranty**

Building Name: North Carolina State University		
Building Address: 50 Pullen Road, Raleigh, NC 27605		
Roof Section: Brooks Hall		
Owner Name: North Carolina State University		
Owner Address: 2701 Sullivan Drive, Raleigh, NC 27605		
Contractor: Owens Roofing Inc., 301 W. Cabarrus Street, Raleigh, NC 27601		
Total Squares: 198	Roofing Material: 30A.53	Flashing Material: 32.48
Term of Warranty: 20 Years	Warranty Start Date: 09.22.2017	Warranty End Date: 09.22.2037

**Express Warranty**

SOPREMA, Inc., an Ohio corporation, warrants to you that your SOPREMA® roofing will remain watertight for the full term of this warranty. This warranty is made subject to all the terms, conditions, and limitations set forth below.

**Reporting Claims**

To report a claim, follow the procedure set forth in Form 900 – Warranty Claim Procedure.

**Remedy**

When you make a valid claim, SOPREMA will provide the labor and material necessary to return the roofing to a watertight condition.

**NOTICES**

THE WARRANTY EXPRESSED IN THIS DOCUMENT SUPERSEDES AND IS IN LIEU OF ALL OTHER WARRANTIES, WHETHER WRITTEN OR ORAL, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE.

THE ABOVE-STATED REMEDY IS YOUR SOLE AND EXCLUSIVE REMEDY AGAINST SOPREMA.

IN NO EVENT IS SOPREMA LIABLE TO YOU OR ANY OCCUPANT OF THE BUILDING FOR ANY INCIDENTAL, CONSEQUENTIAL, INDIRECT, OR OTHER SIMILAR DAMAGES.

This warranty document includes all of the following:

1. The Terms, Conditions and Limitations printed on the reverse.
2. Form 900 – Warranty Claim Procedure.
3. Form 901 – Care and Maintenance Guide.
4. Any rider referred to below.

Unless you reject this warranty document, you are bound by all of its terms, conditions and limitations. To reject the warranty, you must return it to SOPREMA within sixty (60) days after the date set forth below.

SOPREMA Inc.

By:   
 Name: Tim Kersey  
 Title: Vice President & General Manager  
 Date: 09.22.2017

Deadline for rejecting warranty: 01.06.2018

### Terms, Conditions and Limitations

1. The SOPREMA® roofing materials covered by this warranty (this "Warranty") are the roofing and flashing materials specifically identified by number or other description on the face of this Warranty (referred to as the "roofing").
2. The authorized contractor who installed the roofing is not an agent of SOPREMA. Any future work impacting the roofing must be performed by a contractor selected and hired by Owner and authorized by SOPREMA. Contact SOPREMA if you would like to receive a list of authorized contractors in your area.
3. The design and installation of the roof assembly must be in accordance with applicable instructions, details, specifications, approvals, codes, laws, and regulations. All services by SOPREMA related to design, construction, review of project documents or conditions and site visits are limited in scope and do not expand the provisions of this Warranty. These services were not offered, and should not be considered, as a substitute for fulltime quality assurance, project management or professional design services.
4. Owner is responsible for ensuring that the roofing is maintained in accordance with SOPREMA's Care and Maintenance Guide (see Form 901) and for promptly notifying SOPREMA of any change in occupancy, usage or any other condition adversely affecting the roofing.
5. During the entire term of the Warranty, upon request, SOPREMA and anyone it hires shall have full and free rooftop access. Access shall be provided during regular business hours, and, if requested in advance, any other times.
6. This Warranty covers SOPREMA roofing products included in a properly designed and installed roof assembly that develops a roofing leak due to workmanship or a product manufacturing defect. The Warranty will provide Owner with a remedy when Owner follows the Warranty Claim Procedure (see Form 900) and the claim is validated by SOPREMA.
7. The Warranty also covers roofing leaks caused by wind with a speed less than 74 m.p.h. The wind speed warranty excludes damage where the cause includes any of the following: (a) primary or secondary structural components; (b) wood nailers or blocking and edge system components; (c) deck and deck fastening; (d) walls, doors, windows, openings and other building envelope components; (e) substrates that are deteriorated, rusted, rotted, deformed, weakened, crushed, compressed, or otherwise failed; (f) rooftop structures and/or equipment connected to, or supported by, the roofing or waterproofing system; (g) windborne debris; or (h) neglect or physical abuse.
8. Following are some examples of conditions and types of damage not covered by this Warranty:
  - a. The effects of lightning, fire, flood, acid rain, thermal shock, explosion, hail, seismic event, hurricane, tornado, or microburst.
  - b. Improper use, order, sequencing, storage or handling of materials or systems.
  - c. The lack of positive slope or inadequate drainage.
  - d. Inaccessible leaks concealed below rooftop equipment, overburden, and all other products applied to the roofing or flashing materials.
  - e. Failure to apply the roofing to a suitable substrate, or subsequent substrate failure.
  - f. Failure of roofing substrates or attachments.
  - g. A deficient pre-existing condition or any sources of water entry other than the roofing.
  - h. Building or substrate settlement, deflection, movement, vibration, or displacement.
  - i. The accumulation of moisture from condensation in or below the roofing.
  - j. Exposure to extreme temperatures or humidity, for example, from equipment, exhaust, steam, hot water, freezers, or cold storage.
  - k. Plants, animals, insects, or other living organisms.
  - l. Incompatible materials or substances.
  - m. Deliberate or negligent acts such as excessive traffic, rooftop storage, vandalism, misuse, or abuse.
  - n. Falling, flying, dropped, discharged or blown materials, objects or debris.
  - o. Change in building occupancy or rooftop usage.
  - p. Unauthorized or improper repairs or modifications.
9. Temporary, emergency repairs to stop a leak may be made at Owner expense and will not void this Warranty, however it is Owner's responsibility to pay the cost of removing any excessive repairs. Promptly after making emergency repairs, Owner is responsible for following the Warranty Claim Procedure (see Form 900).
10. SOPREMA's failure to exercise or enforce any of its rights under this Warranty is not a waiver and does not preclude SOPREMA from exercising the same or any other right in the future. Owner's failure to comply with any of the provisions of this Warranty applicable to it relieves SOPREMA of its obligations under this Warranty.
11. This Warranty is governed by and shall be construed and enforced in accordance with the internal laws of Ohio, without giving effect to any choice of law rules that may require the application of the laws of another jurisdiction. Any lawsuit by Owner that is related to the roofing or this Warranty, including the alleged breach of this Warranty, must be filed in either the Medina County, Ohio Court of Common Pleas or the U.S. District Court for the Northern District of Ohio. Owner irrevocably consents to the jurisdiction and venue of these courts.
12. In order for Owner to bring a lawsuit against SOPREMA, Owner must, as a condition precedent thereto, (a) have complied with all of the terms and conditions of this Warranty applicable to it, and (b) the lawsuit must be commenced within one (1) year after the cause of action accrues. Time is of the essence. The failure to satisfy either of these conditions precedent shall result in Owner's claims being forever barred.
13. The terms of this Warranty are severable so that any illegal, invalid or unenforceable provision, if feasible, shall be modified so that it becomes legal, valid and enforceable, or if not so feasible, stricken, in either case without affecting the validity or enforceability of the remaining provisions.
14. This Warranty document (and the documents referred to herein) sets forth the entire agreement between SOPREMA and Owner with respect to the roofing. SOPREMA disclaims, and Owner waives, any affirmation of fact or promise not expressly stated in this Warranty that may have been made by SOPREMA or any of its employees, agents, representatives, or distributors.
15. The damages excluded by the terms of this Warranty include, but are not limited to, loss or reduction of profits, interruption of business, injury to or illness or death of people, animals or other living organisms, damage or loss caused by or attributable to indoor air quality (including, but not limited to, the presence or growth of mold, mildew or other similar substance in, on or about the roof assembly), or damage to or destruction of property, including the building or any of its contents, even if SOPREMA has been advised of the possibility, or even the likelihood, of any of these types of damages.
16. This Warranty may be transferred to a subsequent building owner upon compliance with the following requirements: (a) a transfer request is made in writing to SOPREMA's Warranty Department, (b) at the time the request is made, SOPREMA is paid its then current transfer fee, and (c) you complete any repairs to the roof assembly or other building components that SOPREMA believes are necessary to preserve the watertight integrity of the roofing for the remaining term of this Warranty.

For Questions Contact: SOPREMA, Inc.  
Warranty Department  
201 Quadral Drive  
Wadsworth, OH 44281-3571  
Phone: (330) 334-0065  
www.soprema.us



Dear Building Owner:

Thank you for choosing SOPREMA Inc. for your roofing needs! Enclosed are your original SOPREMA Inc. Warranty Documents.

SOPREMA Inc. products are time proven for quality, durability and reliability. If at any time you experience any problems or have any questions, please contact our Warranty Department at 800-356-3521, Monday through Friday from 8:00 a.m. to 5:00 p.m., Eastern Time.

For your convenience we have also included in this packet copies of the following:

- Roof Care & Maintenance Guide
- Warranty Claim Procedure
- Warranty Transfer Form
- Roof Hatch Sign

Sincerely,

**SOPREMA, INC.**

*Patricia Johnson*

**Patricia Johnson  
Warranty Supervisor**



Warranty No.: 101-015531

## CARE AND MAINTENANCE GUIDE

A routine Care and Maintenance program is fundamental to the long-term performance of your roofing or waterproofing. For roofing and above-grade waterproofing, you, as the Owner, are responsible for ensuring that a minimum of two documented Care and Maintenance inspections are conducted and recorded each year. For areas that are concealed from direct view, record and correct any observable conditions that may have an adverse effect on the roofing or waterproofing.

### Required Care and Maintenance:

A Care and Maintenance log, or similar record, is the minimum requirement to document care and maintenance. See the reverse side of this document for an example of a Care and Maintenance Log. The following activities are required:

- **Date of Inspection:** The minimum requirement is **two times per year**.
- **Inspected by:** Name and signature.
- **Conditions:** Record observations of accessible roofing or waterproofing membranes and membrane flashings at all edges, terminations and penetrations. Record observations of any other conditions that may have an effect on the roofing or waterproofing.
- **Leaks:** Document all roofing or waterproofing leaks. Refer to Form 900 – Warranty Claim Procedure.
- **Repairs and Modifications:** Date of all work, and the individual or company who completed work that may have an effect on the roofing or waterproofing.

### When to complete Care and Maintenance:

Roofing or waterproofing inspections are required at least **two times per year**, ideally in the spring and fall. Be sure to document each date the roofing or waterproofing is accessed for the purposes of an inspection, maintenance or other work that may have an effect on the roofing or waterproofing. It is recommended that you inspect and document conditions after all severe exposures, such as seismic events, flooding, high winds, or excessive snow, ice, rain or hail. It is also recommended that you inspect and document conditions during and after equipment maintenance and adjacent building work.

### Limit Access:

For areas of the roofing or waterproofing not designated for traffic, we recommend you limit access to authorized personnel only and require all individuals to register or sign in. It is good practice to post a sign at all access points that includes the following statement: "STOP. ACCESS RESTRICTED TO AUTHORIZED PERSONNEL ONLY." At your request, SOPREMA will provide you with signs.

### Care and Maintenance Inspections:

Record your observations of the roofing or waterproofing as well as conditions at all edges, terminations and penetrations. Record conditions for evidence of physical damage, displacement, open membrane laps, accumulation of sediments or debris, or other conditions that may have an effect on the roofing or waterproofing. Record the condition of adjacent walls, sealants, coatings, equipment, sheet metal flashings, pipes, pitch pans, drains, scuppers, pavers, garden roof components, and any unusual exposures or conditions that may have an effect on the roofing or waterproofing.

### Completing Care and Maintenance:

It is your responsibility to promptly correct all deficiencies observed during Care and Maintenance inspections. SOPREMA encourages you to retain the services of a professional contractor or consultant if you do not have personnel qualified to conduct routine Care and Maintenance. All roofing and waterproofing repairs and modifications must be performed by an authorized contractor retained by you. Temporary emergency repairs may be made to the roofing or waterproofing as allowed under the terms and conditions of the warranty. In the event of significant damage, it is prudent for you to retain the services of a roofing or waterproofing professional, and notify your insurance carrier where applicable.

### Cleaning the Roofing or Waterproofing:

The roofing or waterproofing must be maintained free of debris that may result in damage. When necessary, low-pressure tap water dispensed from a garden hose and/or soft bristle brooms may be used to remove dirt and debris from the surface of the roofing or waterproofing. Where permissible, mild detergents may be used to clean surfaces, then use clean water to remove the detergent. Prevent dirt, debris and other inappropriate materials from entering storm drainage systems. Tools that may damage the roofing or waterproofing, such as metal shovels and rakes, should NOT be used. High-pressure water should NOT be used unless specifically authorized by SOPREMA. Owner / contractor are responsible to verify that all cleaning operations meet required regulatory environmental requirements. Contact SOPREMA prior to cleaning products with foil or film surfaces.

### Documenting Warranty Claims:

Refer to Form 900 – Warranty Claim Procedure, included with your SOPREMA warranty. All valid claims must include a copy of your Care and Maintenance log.

### Additional Resource:

For further information and guidance, you may wish to review the Manual of Roof Maintenance and Repair jointly published by the National Roofing Contractors Association and the Asphalt Roofing Manufacturers Association, or other applicable industry publications.

**This SOPREMA Care and Maintenance Guide include the minimum requirements of your SOPREMA Warranty. Additional care and maintenance beyond these minimum requirements is encouraged.**

## Care and Maintenance Log: (Sample)

**Instructions:** The following activities are **required** to be completed and documented **two (2) times per year** as a record of care and maintenance:

**Date of Inspection:** \_\_\_\_\_

**Inspected by (Name):** \_\_\_\_\_

**Conditions:** Record observations of accessible roofing and waterproofing as well as conditions at all edges, terminations and penetrations. Record observations of any other conditions that may have an effect on the roofing or waterproofing.

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**Leaks:** Document all roofing or waterproofing leaks. Refer to Form 900 – Warranty Claim Procedure.

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**Repairs and Modifications:** Date of all work, and the individual or company who completed work that may have an effect on the roofing or waterproofing.

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**Other information observed or noted that may have an effect on the roofing or waterproofing:**

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**Inspected by (Signature):** \_\_\_\_\_



## WARRANTY CLAIM PROCEDURE

Warranty claims are required to be submitted within 30 days after a leak or other related issue is discovered, unless a different notice period is expressed in a rider. Time is of the essence. Claims are to be submitted to SOPREMA's Warranty Claim Administrator. Contact information is provided below.

SOPREMA will initiate the claim process when all of the following items have been received:

1. Completed Warranty Claim Form (available here: [https://www.sopraconnect.com/Warranty/Warranty\\_ClaimRequest.aspx](https://www.sopraconnect.com/Warranty/Warranty_ClaimRequest.aspx)).
2. Photos or other documentation of the conditions you believe give rise to the claim (preferably submitted with warranty claim).
3. A copy of your Care and Maintenance log (preferably submitted with warranty claim).
4. Your Warranty Number as indicated on your warranty.

For wind-related claims, the following additional items are to be submitted: (1) a signed and sealed report by a licensed professional engineer documenting findings that identify and support the cause(s) of the damage resulting in the leak, and (2) wind speed data from a rooftop anemometer or other wind speed data collection point for the period of time from the effective date of the Warranty to the date of the claim (or, if such data was submitted in connection with a prior claim, from the end date of the prior data to the date of the claim).

Upon receipt of a properly documented warranty claim, SOPREMA will determine if a site visit is desired. If so, you will be contacted in order to coordinate arrangements. You agree to provide SOPREMA and its designees with prompt, free, safe and ready access through a roof hatch or door to roofing or waterproofing surfaces that are free of snow, ice, and any other obstructions. If there is not a roof hatch or door available, then you agree to provide a suitable ladder. You agree to provide access during normal business hours or, if requested, other times. SOPREMA agrees to follow any safety and security protocols you have in place for visitors.

When SOPREMA determines the claim is valid, SOPREMA will remedy the leak in an expeditious manner. Conditions may vary, thus the remedy and timetable may vary as well. The decisions of SOPREMA with respect to the validity of claims and the scope, manner, and timetable of repairs are final and binding.

In making warranty repairs, SOPREMA will attempt to closely match materials and colors, as inventories allow. Authorized warranty repairs shall become subject to the warranty, but do not extend its term.

Should an investigation reveal that a claim is not covered by the warranty, you will be promptly notified as to why. Should you abuse the claims process, you may be invoiced for the investigation expenses incurred by SOPREMA. If invoiced, then it is your responsibility to pay within 30 days.

It is your responsibility to remedy any condition, not covered by the warranty, that has an adverse effect on the roofing or waterproofing. If you remedy the condition within a reasonable time, then the warranty will remain in effect for the unexpired portion of its term. Failure to address repairs or related issues in a timely and reasonable fashion could result in conditions not covered by the warranty. It is your responsibility to remedy conditions not covered by the warranty that may have an effect on the building or its occupancy, including other damages, safety, codes, laws and regulations.

For additional information contact:

SOPREMA, Inc.  
Warranty Claim Administrator  
201 Quadral Drive  
Wadsworth, Ohio 44281-9571  
Phone: (330) 334-0066  
Fax: (330) 334-7903  
Email: [warrantyclaims@soprema.us](mailto:warrantyclaims@soprema.us)



## Request for Warranty Transfer

Warranty Number:		Warranty Start Date	
Building Name:			
Building Address:			
City:	State:	Zip:	
Onsite Contact Name:			
Onsite Contact Phone Number:			
Onsite Contact Email Address:			
New Owner's Name:			
New Owner's Address:			
City:	State:	Zip:	

Once all of the following steps have been successfully completed, SOPREMA will deliver a Transfer Rider to you, the effect of which will be to transfer ownership of the warranty to New Owner:

1. Complete all of the information requested above, and then sign and date this form in the space provided below.
2. Return the completed form to: SOPREMA, Inc. Warranty Department, 201 Quadral Drive, Wadsworth, OH 44281-9571, along with a check in the amount of \$1,500 made payable to SOPREMA, Inc. Following receipt, SOPREMA will conduct a site visit and notify you of any repairs you must perform as a condition to warranty transfer.
3. Complete any required repairs to the satisfaction of SOPREMA.

By signing and returning this form, New Owner accepts all of the terms of the warranty. The person signing this form represents and warrants to SOPREMA that he or she is an authorized agent of New Owner.

Signature: \_\_\_\_\_

Title of Person Signing: \_\_\_\_\_

Email Address: \_\_\_\_\_

Date: \_\_\_\_\_

**For additional information contact:**

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