

# ROOFING SYSTEM WARRANTY

System Warranty Revisions & Alterations Procedure  
Care & Maintenance Instructions



# WARRANTY REVISIONS AND ALTERATIONS PROCEDURES

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 that repairs are performed accurately so that the warranty duration and coverage remain 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, solar panels, wind turbines, roof gardens or utilities placed upon or attached to the roof without first obtaining written authorization from Versico."
2. Solar panel installations entail additional documentation and require building owner authorization. Please refer to Versico's website to review the proper documentation for Photovoltaic installations.

Below is address information for Versico's Warranty Services Department.

**Versico**  
Attn. Warranty Services  
P.O. Box 1289, Carlisle, PA 17013  
**Phone: 800.992.7663 | Fax: 717.960.4035**

3. A Versico Authorized Roofing Contractor must perform all revision work. It is recommended that the original contractor who installed the roofing system perform the revision work, if possible.
4. The Versico Authorized Roofing Contractor must notify Versico when the revision work is complete. The form can be found on Versico's website under the password protected section titled Warranty Revisions/ Alteration Procedures.
5. 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.
6. 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.

# Care and Maintenance Instructions

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
<b>Drainage</b>	Keep the roof surface clean at drain areas to avoid clogging. While the presence of ponded water will not void the Versico warranty, good roofing practice dictates that water should drain from the roof and that ponded water should evaporate within 48 to 72 hours after a rainfall.
<b>Petroleum Products</b>	Keep all petroleum products (solvents, greases, oils, or any liquids containing petroleum products) off the membrane to avoid degradation.
<b>Animal Fats – EPDM Membranes</b>	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.
<b>Animal Fats – TPO &amp; PVC Membranes</b>	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.
<b>Chemicals</b>	Contact Versico if any chemicals come in contact with the roofing membrane. Some chemicals could degrade the membrane or cause swelling.
<b>Foot Traffic</b>	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 EPDM, VersiWeld TPO, or VersiFlex PVC) as ice or frost build-up may not be visible. All membranes are slippery when wet.
<b>Roof Cement</b>	<b>DO NOT USE ASPHALTIC ROOF CEMENT</b> to repair or install rubber membrane. Roof cement contains petroleum products that may degrade the membrane.
<b>Temporary Repairs</b>	Use Versico’s Lap Sealant or any good-grade rubber caulk to make temporary repairs. Notify Versico of this action in writing. Versico is not responsible for emergency/temporary repairs in inclement weather conditions that will not allow a permanent repair.

## Care and Maintenance Instructions *(continued)*

<p><b>Leaks</b></p>	<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>If the leak is determined to be membrane-related, please notify Versico's Warranty Services department at (800)-233-0551 or online at <a href="http://www.versico.com">www.versico.com</a>; Warranty Services link. The building owner is responsible to provide access to the roof system by removing overburden including snow/ice/water removal in excess of 1 hour.</p>
<p><b>Hypalon and Non-Versico Acrylic Coatings</b></p>	<p>These are maintenance items and are excluded from the Versico warranty. Recoat when necessary.</p>
<p><b>Rooftop Maintenance</b></p>	<p>When it is necessary for workers to be on the roof to service rooftop equipment (HVAC units, antennas, etc.) workers should be cautioned to use walkways and exercise care with their tools and equipment to avoid puncturing the roofing membrane.</p>
<p><b>Roof Alterations</b></p>	<p>Please refer to the Versico Roofing System Revisions and Alteration procedures on the preceding page.</p>
<p><b>Cleaning</b></p>	<p>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.</p>
<p><b>Metal Work</b></p>	<p>Keep roof maintenance items such as counterflashing, metal curbs and metal ducts sealed watertight at all times.</p>

The preceding care and maintenance requirements are for VersiGard EPDM (black and white), VersiWeld, VersiFlex and VersiFleece 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, and water infiltration into the roofing system.

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

# Building Maintenance

We are pleased that you purchased a Versico roof and would like to provide some recommendations about how to properly care for your roof to ensure long-term performance.

## **Inspect and maintain your roof on schedule.**

Weather, structural movement and stress are constantly attacking your roof. While normal aging will occur on all roofs, problems stemming from neglect, abuse, contamination or accident can result in extensive, costly repairs or premature failure of the roofing system *if not detected early*.

You can add years to the life of your roof by properly maintaining the roof with a regular inspection program to detect minor problems before they become serious. Plan and start an inspection program during the first year your new roof has been installed.

## **Track your roof maintenance.**

An essential element of a good inspection and maintenance program is proper record keeping and documentation. Versico recommends restricted access to your roof. Versico has provided a maintenance log for your convenience to keep track of who has access to your roof.

The log also includes columns to track two maintenance/inspection events per year. Versico recommends that you have your roof inspected twice annually and after a severe storm. Please have your Versico authorized maintenance company document the condition of your roof with photographs.

If repair, alteration or retrofit is needed, please see the revisions and alterations procedures included in your owner's manual packet.

## **CAUTION:**

Roof surfaces may be slippery.  
Use extreme caution when  
walking on your roof.





