



# Roof Warranties

What You Should Know



## Types Of Warranties



- 1 Manufacturer's material warranty (material defects covered, labor defects excluded),
- 2 Manufacturer's system warranty (material and labor defects covered)
- 3 Contractor's workmanship guarantee (material and labor defects covered)

### Manufacturer's material warranties



typically range in length from 10 to 30 years. As the name implies, these warranties are issued by the manufacturer and cover only defects or failure of the roofing materials due to manufacturing defects or premature aging.

### Manufacturer's system warranties



Manufacturer's system warranties are also issued by the manufacturer of the roofing materials, but these warranties are broader in scope to cover certain instances of defective workmanship.



### Contractor's workmanship guarantees



Contractor's workmanship guarantees are issued by the contractor installing the roof. Typically contractors keep these warranties short in length, one to five years, but they cover both instances of defective workmanship as well as defective materials and are the most valuable warranty to the building owner for direct legal recourse, if necessary.

## KEY WARRANTY PROVISIONS



1. Ponding water on the roof area in excess of manufacturer's tolerance, even if roof warranty was signed off;
2. Repairs, alterations or additions without manufacturer's prior written approval;
3. Failure to pay bills for materials, installation, and or manufacturer's warranty fee;
4. Lack of inspection or final signoff at time of application;
5. Failure of installing contractor to pay warranty fees in full to manufacturer
6. Failure to notify manufacturer of building ownership transfer within a certain time period;
7. Failure to have a bi-annual roof maintenance contract with approved contractor in place, in accordance with the maintenance requirements set forth by the
8. manufacturer to properly maintain the roofing system;
9. Failure to maintain an accurate log of personnel and contractors that have had access to the roof after installation.
10. Change of building use or occupancy; and
11. Failure to repair damaged roofing system within certain time limit, using an approved applicator.