

REAL PEOPLE. REAL PRODUCTS. REAL SOLUTIONS.

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WEATHERTIGHTNESS WARRANTIES





A&S Building Systems takes pride in the quality of workmanship provided with each product manufactured. In an effort to ensure that quality is maintained during installation, A&S inspects every roof system at least once, regardless of the warranty selected.

Weathertightness Warranties

A&S believes if the building owner has to file a claim against the roof manufacturer's Weathertightness Warranty, then someone has not done their job correctly. A&S's goal is to be an active partner to ensure:

- the roof is properly detailed before installation begins;
- the roof is properly installed before the warranty is issued; and
- the building owner is satisfied with his A&S roof

To accomplish this goal, A&S offers two types of Weathertightness Warranties: Single Source™ Weathertightness and Standard Weathertightness.

Single Source™ Warranties offered in three levels (Single Source™ I, Single Source™ II, and Single Source™ III)

A&S is proud to offer its Single Source™ Weathertightness Warranty Program. Single Source™ Warranties put the complete burden for proper installation of the Roof System* squarely on the shoulders of A&S from the date of substantial completion. In the remote chance that a claim is ever filed against a Single Source™ Warranty, the building owner makes one call... to A&S.

*Roof System is defined as the A&S furnished roof panels, flashing, and related items used to fasten the roof panels and flashing (including roof jack and curb attachments pre-approved in writing by A&S) to the roof structure.

Single Source™ Warranties

All Single Source™ Warranties require that an A&S certified installer, with a photo ID, be present on the job site at all times.

In addition, a minimum of three inspections will be required during the course of the roof installation.

- 1st Inspection: starting the roof
- 2nd Inspection: mid point
- 3rd Inspection: completion of roof installation

Single Source™ Warranty Q&A

Does A&S have to pre-approve my project in order to be eligible for the Single Source™ Warranty?

Yes, plans and specifications must be reviewed and approved in the bid stage.

As an A&S customer do I have any responsibilities under the Single Source™ Warranty?

Yes, A&S's customer will be required to sign a Single Source™ / Customer Agreement (See page X for a copy of the Agreement) to ensure:

1. That the roof contractor is available for a minimum of three roof inspections and will provide access to the rood and all required safety equipment;
2. That the roof contractor agrees to repair/correct any deficiencies found during the roof inspections;
3. That the roof contractor agrees to pay for additional expenses incurred due to additional inspections (more than three) resulting from deficient roof installation; and
4. That if deficiencies that were undiscoverable during the inspections cause the roof to leak during the first two years, the customer will pay for remedial repairs until the roof does not leak for twenty-four consecutive months after the date of the last repair.

Can the owner of a building covered by an A&S Single Source™ Warranty, get caught in a squabble between A&S, its customer, and the roofing contractor?

No, as far as the building owner is concerned, the Warranty is directly with A&S and A&S is responsible for the full term of the Warranty.

What happens if the roofing contractor or A&S's customer goes out of business at any time during the full term of the Warranty?

There is no effect to the building owner. A&S is responsible from the date of substantial completion.

How can we make this unprecedented offer?

These inspections will be conducted by competent inspectors, selected by A&S that are knowledgeable about the erection and installation of A&S's roof systems. A&S offers three levels of Single Source™ Warranties depending on the level of protection the building owner requires- Single Source™ I, II, and III.

Warranty Liability

Warranty Type	A&S Maximum Liability
Single Source™ I	\$7.00 sq. ft.
Single Source™ II	\$14.00 sq. ft.
Single Source™ III	No \$ Limit

Warranty Cost

Warranty Terms	Single Source™ I	Single Source™ II	Single Source™ III
20 Years	.25 sq.ft.	.32 sq.ft.	.41 sq.ft.
15 Years	.23 sq.ft.	.30 sq.ft.	.39 sq.ft.
10 Years	.21 sq.ft.	.28 sq.ft.	.37 sq.ft.
5 Years	.19 sq.ft.	.26 sq.ft.	.35 sq.ft.
Min Charge	\$4000	\$4500	\$5000

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By inspecting the roof a minimum of three times. If deficiencies are found during any of the inspections, there is ample opportunity to have them corrected while the money is still in the building owner's hands.

How will I know if there are deficiencies in the roof installation?

Copies of each inspection report will be sent to the roofing contractor, A&S's customer and the architect, listing any deficiencies and the corrective action required.

How do I specify a Single Source™ Warranty?

Use the A&S CSI formatted specifications for the Single Source™ Warranty. Copies of these specifications are available from A&S or you can download a copy from the A&S website at www.a-s.com. Do not write anything in the specifications that indicates the warranty you want is a "Manufacturer's Standard" warranty. Most manufacturer's, including A&S, have a standard warranty which does not provide the coverage of a Single Source™ Warranty.



Roof Inspection Program


A&S's goal is to have the roof properly installed. We believe that to achieve this goal, a comprehensive roof inspection program is essential. Our intent is to team with the design professional, roofing contractor, and/or A&S's customer to achieve the ultimate goal- a well built, leak free roof and a satisfied building owner.

A&S has spent millions of dollars designing and testing our products as well as developing installation manuals. These manuals are the most complete and easy to understand in the industry. However, they are worthless if they are not followed. Upon issuance of the A&S Single Source™ Warranty, the building owner will have peace of mind knowing the roof was installed correctly.



This agreement is between A&S and its customer. The purpose of the agreement is to ensure that all involved parties are working together to achieve a roof system that is properly installed. Special note to architects and building owners: This agreement is one of the main differences in a manufacturer's standard warranty (where the two years mentioned in paragraph 7 is between the owner and the Roofing Contractor) and **A&S's Single Source™ Warranty** (where the two years mentioned in paragraph 7 is between A&S and the Customer/Roofing Contractor). Upon issuance of the warranty, A&S is obligated to the Owner regardless of whether the Customer/Roofing Contractor fulfills his two year obligation or not. This document is not the Single Source™ Warranty referred to herein.





SINGLE SOURCE™/CUSTOMER AGREEMENT

PROJECT NAME _____ PROJECT LOCATION _____

This agreement contains verbiage that obligates you to insure that the Roofing Installer meets the conditions of the Single Source Warranty Program. A&S Building Systems reserves the right to issue its Single Source warranty to whomever A&S Building Systems deems appropriate. Please read these conditions carefully. We strongly recommend that you incorporate these conditions in your contract with your customer.

This agreement is entered into by and between A&S Building Systems, a division of NCI Group, Inc. (hereinafter referred to as "Manufacturer") and _____ (hereinafter referred to as "CUSTOMER") for and in consideration of the mutual promises, conditions and covenants set forth herein.

- Installation of the Manufacturer roofing system will be subject to a minimum of three inspections by competent inspectors selected by Manufacturer that are knowledgeable about the erection and installation of the Manufacturer's Roof System.
- The inspections may result in a list of deficiencies, which must be corrected prior to the issuance of the warranty.
- CUSTOMER will cause the Roofing Installer to make a reasonable effort to coordinate the inspection times with the Manufacturer's Inspector.
- CUSTOMER will cause Roofing Installer to provide access to the roof and all necessary safety equipment required for the inspections.
- CUSTOMER will cause the Roofing Installer to have a Manufacturer Certified Installer on the job with photo identification card at all times.
- For roofs that must be field sealed, CUSTOMER will cause the roofing installer to use only Manufacturer supplied sealing equipment.
- CUSTOMER agrees to purchase a Single Source Warranty from Manufacturer or to reimburse Manufacturer for all expenses related to performing the roof inspections.
- Failure to comply with items in paragraphs 1, 2, 3, 4, 5 or 6 may result in notification to the General Contractor and/or architect of the violation which may result in Manufacturer not paying the warranty. Under all circumstances, CUSTOMER must pay additional charges if the Roofing Installer's actions cause the Manufacturer's Roofing Inspector to incur additional inspections and/or expenses.
- In the event that the roof inspections fail to disclose erection or installation deficiencies that: (i) allow intrusion of water from the exterior of the Manufacturer's Roof System into the building envelope, when exposed to ordinary weather conditions and ordinary wear and usage, and (ii) were not discoverable because the violation was covered-up or hidden by the Roofing Installer before the inspection(s) or resulted from a change in erection or installation procedures after an inspection, or (iii) Roofing Installer's failure to install the roof utilizing only the Manufacturer approved shop details, and Manufacturer approved components unless deviations are specifically approved in writing by an officer of the company, then, CUSTOMER shall have responsibility to Manufacturer to correct all erection or installation deficiencies until the Manufacturer's Roof System performs in a manner which does not allow intrusion of water from the exterior of the Manufacturer Roof System into the building envelope, for a period of twenty-four (24) consecutive months after the Date of Substantial Completion, extended by successive twenty-four (24) month periods from the date of any leaks reported or repaired within the relevant twenty-four (24) month period.
- CUSTOMER agrees to ensure the Roofing Installer install the roof system in accordance with the Manufacturer approved shop drawings, regardless of whether or not any of the inspection reveal a conflict between the shop drawings and the "in built" roof construction.

<p>ACCEPTED</p> <p>Company Name: _____</p> <p>By: _____</p> <p style="text-align: center;"><small>Owner or Authorized Agent</small></p> <p>Title: _____</p> <p>Date: _____</p> <p>Certified Installer: _____</p> <p>Date of Certification: _____</p>	<p>ACCEPTED</p> <p>A&S Building Systems, a division of NCI Group, Inc.</p> <p>By: _____</p> <p>Title: _____</p> <p>Date: _____</p>
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*Roof System is defined as the Manufacturer furnished roof panels, flashing and related items used to finish the roof panels and flashing (including roof jacks and curb attachment pre-approved in writing by Manufacturer) to the roof structure.

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Standard I, II, and III Warranties

Standard Warranties are A&S's version of the industry standard type of Weathertightness Warranties. These warranties, along with most all other warranties in the industry, are valid only if the roof system has been properly installed. Therefore, if the roof system manufacturer is

notified of a leak during the term of the warranty, the first thing to be determined is whether or not the Roof System was properly installed. It has been our experience that in many cases, the roof has not been installed properly.

Standard Warranty Q&A

Does A&S have to pre-approve my project in order to be eligible for a Standard Warranty?

Yes, the roof geometry must be reviewed and approved in the bid stage. If a customer wishes to purchase material for a project that required a Standard Warranty, shop drawings must be reviewed and approved before material is ordered.

Is trim included in the Standard I, II, and III Warranties?

Yes, with certain exceptions such as gutter and other related rain gear, dead valleys, etc. This is why A&S must pre-approve shop drawings.

As a roofing contractor, do I have responsibilities under the Standard Warranties?

Yes. The roofing contractor is responsible to properly install the roof. He also must provide a roof that is weathertight for twenty-four consecutive months. During this period, if a claim is filed against the Warranty, the roofing contractor is obligated, under the terms of the Warranty, to make the roof repairs.

Why would an architect specify a Standard Warranty instead of a Single Source™ Warranty?

If the architect or building owner knows the roofing contractor and trusts him to properly install the roof, a Standard Warranty may be appropriate.

Is the roof inspected by the manufacturer with a Standard Warranty?

Yes. To ensure this, A&S will complete one final inspection after the roof is complete. A full inspection report will be provided to the customer. If the roof fails inspection, all additional inspections costs are not the responsibility of

Warranty Liability

Warranty Type	A&S Maximum Liability
Standard I	\$0.20 sq.ft.
Standard II	\$3.50 sq.ft.
Standard III*	No \$ Limit

**Must be installed by an A&S certified installer*

Warranty Cost

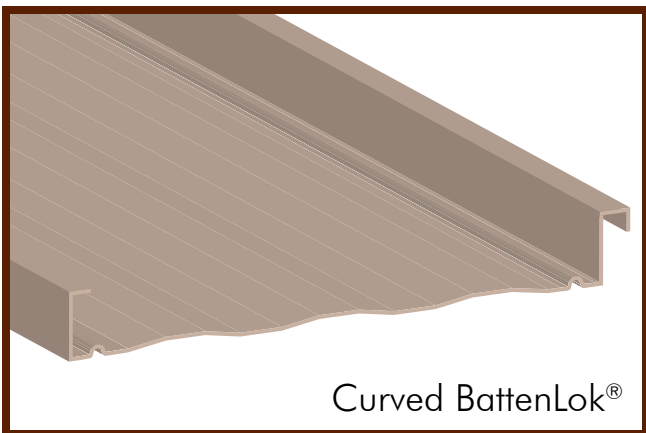
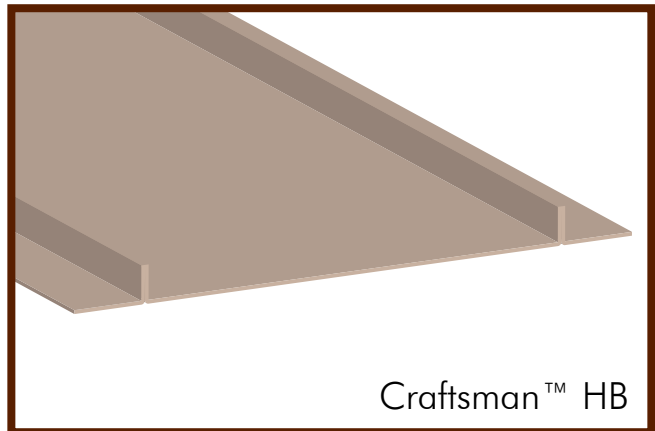
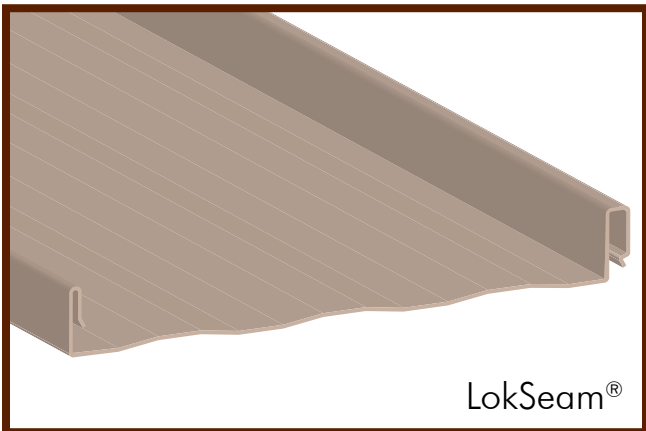
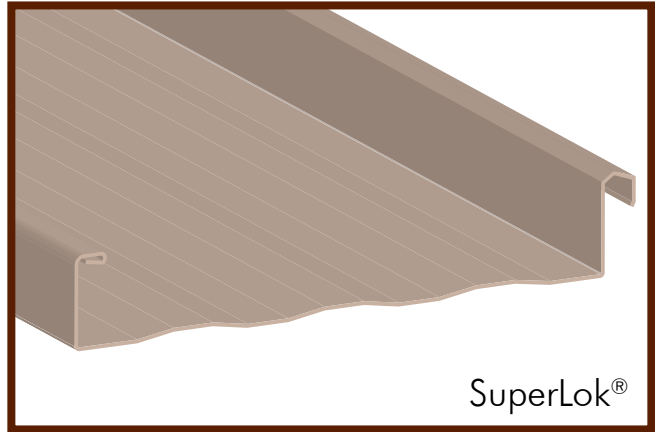
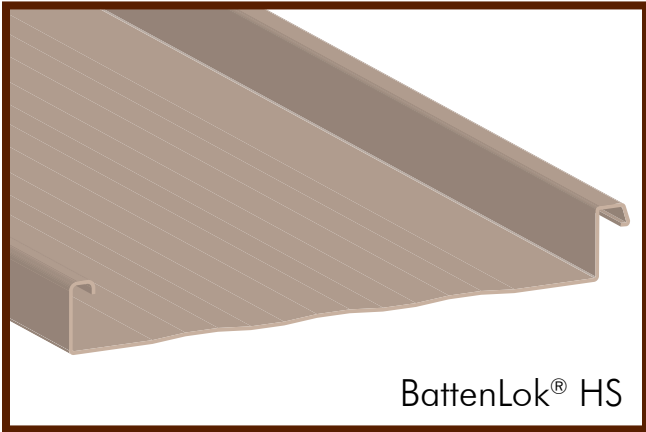
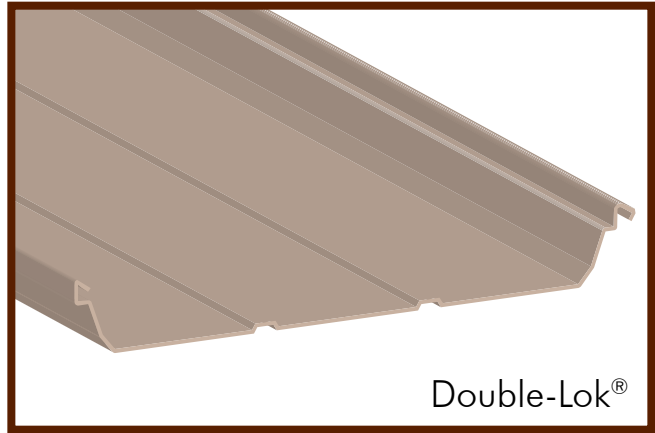
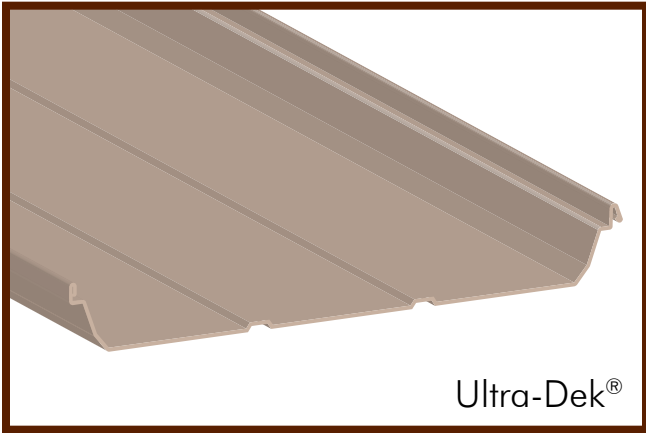
Warranty Terms	Single Source™ I	Single Source™ II	Single Source™ III
20 Years	.15 sq.ft.	.20 sq.ft.	.32 sq.ft.
15 Years	.13 sq.ft.	.18 sq.ft.	.28 sq.ft.
10 Years	.11 sq.ft.	.16 sq.ft.	.26 sq.ft.
5 Years	.09 sq.ft.	.14 sq.ft.	.22 sq.ft.
Min Charge	\$1500	\$2500	\$3500

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A&S.

What happens if the Roof System leaks during the term of the Warranty, but after it has performed twenty-four consecutive months without leaking?

1. If the roof system was properly installed, A&S is responsible to repair the roof.
2. If the roof system was not properly installed, A&S has no obligation to the building owner. (Note: Virtually all Industry Standard Warranties contain this provision.)





For more information about our products and to download sample warranties, please visit www.a-s.com/products/warranties or contact us:

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