

Section 07531

**EPDM Roofing**

Installed By:

CHU Contracting, Inc  
14111 Mariah Court  
Chantilly, VA 20151  
703-378-8190

## Nancy McCarthy

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**Subject:** FW: Reston Police Station - Warranty - RES-01700-001-R6  
**Attachments:** Warranty Manual (Additional Info).docx; 07531 EPDM Roof Warranty.pdf

**From:** Ted Yim [mailto:[tedhyim@chucontracting.com](mailto:tedhyim@chucontracting.com)]  
**Sent:** Tuesday, March 07, 2017 9:11 AM  
**To:** Nancy McCarthy; Tom Longmore  
**Subject:** Reston Police Station - Warranty - RES-01700-001-R6

Nancy,

This email is to respond to the subjected closeout document comment.

5. Comments 9 clarified - 07531 paragraph 3.11 refers to the roofing installer's warranty not the manufacturer. We have submitted the manufacturer's 20-year standard redshield warranty during the submittal phase. I've attached additional warranty information stated in 01700-3.1.C.2.

17. Comment 25 Not addressed - 07531 - Firestone provided 20-years roofing warranty based on the specification 2.2D Performance requirements requiring FM global Class 1A-90 and got approved by the architect before the roofing is installed. CHU installed the roofing system per Firestone's assembly letter. See attached assembly letter. No additional warranty will be provided.

Thanks,

### Ted Yim

*Vice President*  
[tedhyim@chucontracting.com](mailto:tedhyim@chucontracting.com)

**CHU Contracting, Inc**  
14111 Mariah Ct.  
Chantilly, VA 20151  
703-378-8190 (tel)  
703-378-8191 (fax)  
[www.chucontracting.com](http://www.chucontracting.com)

## Warranty manual addendum

1. Name of Item: Roofing Warranty
2. Model and serial numbers: N/A
3. Location where installed: Roof
4. Name and phone numbers of manufacturers or suppliers:  
Firestone Building Products 1-800-428-4442
5. Name, address, and telephone/email contact information for sources of spare parts or service  
Firestone Building Products/warranty department 1-800-428-4442  
For warranty claim, call 1-800-830-5612
6. Warranties and terms of warranty  
Stated in the warranty
7. Maintenance Manual  
Submitted
8. Summary of maintenance procedures  
Stated in the warranty (2<sup>nd</sup> page)
9. Typical response time and repair time for various warranted equipment  
Stated in the warranty (item 2 and 3)



# RED SHIELD WARRANTY



## RED SHIELD ROOFING SYSTEM LIMITED WARRANTY

Warranty No: R0076595      FBPCO # BF6767      Square Footage: 11265 s.f.  
Building Owner: THE BOARD OF SUPERVISORS, FAIRFAX COUNTY, VIRGINIA  
Building Identification: RESTON DISTRICT POLICE STATION AND GOVERNMENTAL CENTER BUILDING  
Building Address: 1801 CAMERON GLEN DRIVE, RESTON, VA, 20190-3309  
Warranty Period Of: TWENTY (20) Years, Beginning On: 02/20/15  
Roofing Contractor: CHU CONTRACTING, INC. (08765)

For the warranty period indicated above, Firestone Building Products Company, LLC ("Firestone"), an Indiana limited liability company, warrants to the Building Owner ("Owner") named above that Firestone will, subject to the Terms, Conditions and Limitations set forth below, repair any leak in the Firestone Roofing System ("System").

### TERMS, CONDITIONS AND LIMITATIONS

- Products Covered.** The System shall mean only the Firestone brand roofing membranes, Firestone brand roofing insulations, Firestone brand roofing metal, and other Firestone brand roofing accessories when installed in accordance with Firestone technical specifications by a Firestone-licensed applicator.
- Notice.** In the event any leak should occur in the System, the Owner must give notice in writing or by telephone to Firestone within thirty (30) days of any occurrence of a leak. Written notice may be sent to Firestone at the street address or fax number shown on the reverse side of this Limited Warranty. Evidence of this notice shall be the receipt by Owner of a Firestone Leak Notification Acknowledgement. By so notifying Firestone, the Owner authorizes Firestone or its designee to investigate the cause of the leak.
- Investigation.** If upon investigation, Firestone determines that the leak is not excluded under the Terms, Conditions and Limitations set forth in this Red Shield Roofing System Limited Warranty (the "Limited Warranty"), the Owner's sole and exclusive remedy and Firestone's total liability shall be limited to the repair of the leak. Should the investigation reveal that the leak is excluded under the Terms, Conditions and Limitations, the Owner shall be responsible for payment of the investigation costs. Failure by Owner to pay for these costs shall render this Limited Warranty null and void. Firestone will advise the Owner of the type and/or extent of repairs required to be made at the Owner's expense that will permit this Limited Warranty to remain in effect for the unexpired portion of its term. Failure by the Owner to properly make these repairs in a reasonable manner using a Firestone-licensed applicator and within 60 days shall render this Limited Warranty null and void.
- No Dollar Limit (NDL).** There is no dollar limit placed on warranted leak repairs to the extent such repairs are covered by this Limited Warranty.
- Disputes.** Any dispute, controversy or claim between the Owner and Firestone concerning this Limited Warranty shall be settled by mediation. In the event that the Owner and Firestone do not resolve the dispute, controversy or claim in mediation, the Owner and Firestone agree that neither party will commence or prosecute any suit, proceeding, or claim other than in the courts of Hamilton County in the state of Indiana or the United States District Court, Southern District of Indiana, Indianapolis Division. Each party irrevocably consents to the jurisdiction and venue of the above-identified courts.
- Payment Required.** Firestone shall have no obligation under this Limited Warranty unless and until Firestone and the licensed applicator have been paid in full for all materials, supplies, services, approved written change orders, warranty costs and other costs which are included in, or incidental to, the System. In the event that repairs not covered by this Limited Warranty are necessary in the future, Firestone reserves the right to suspend this Limited Warranty until such repairs have been completed and the licensed applicator and/or Firestone has been paid in full for such repairs.  
**Exclusions.** Firestone shall have no obligation under this Limited Warranty, or any other liability, now or in the future if a leak or damage is caused by: (a) Natural forces, disasters, or acts of God including, but not limited to, fires, hurricanes, tornadoes, hail, wind-blown debris, lightning, earthquakes, volcanic activity, atomic radiation, insects or animals; (b) Winds of peak gust speed at or in excess of 55 MPH calculated at ten(10) meters above ground using available meteorological data; (c) Act(s), conduct or omission(s) by any person, or act(s) of war, terrorism or vandalism, which damage the System or which impair the System's ability to resist leaks; (d) Failure by the Owner to use reasonable care in maintaining the System, said maintenance to include, but not be limited to, those items listed on the reverse side of this Limited Warranty entitled "Building Envelope Care and Maintenance Guide"; (e) Deterioration or failure of building components, including, but not limited to, the roof substrate, walls, mortar, HVAC units, skylights etc.; (f) Construction generated moisture, condensation or infiltration of moisture in, from, through, or around the walls, copings, rooftop hardware or equipment, skylights, building structure or underlying or surrounding materials; (g) Acid, oil, harmful chemicals, or the reaction between them; (h) Alterations or repairs to the System that are not completed in accordance with Firestone's published specifications, not completed by an approved contractor, and/or not completed with proper notice to Firestone; (i) The design of the roofing system: Firestone does not undertake any analysis of the architecture or engineering required to evaluate what type of System is appropriate for a building and makes no warranty express or implied as to the suitability of its Products for any particular structure; such a determination is the responsibility of the architect, engineer or design professional; (j) Improper selection of materials for the roof assembly or the failure to accurately calculate wind uplift and/or roof loads; (k) Deterioration to metal roofing materials and accessories caused by marine salt water, atmosphere, or by regular spray of either salt or fresh water; or, (l) Change in building use or purpose.
- Transfer.** This Limited Warranty shall be transferable subject to Owner's payment of the current transfer fee set by Firestone.
- Term.** The term of this Limited Warranty shall be for the period set forth above and such term shall not be extended under any circumstances.
- Roof Access.** During the term of this Limited Warranty, Firestone's designated representative or employees shall have free access to the roof during regular business hours. In the event that roof access is limited due to security or other restrictions, Owner shall reimburse Firestone for all reasonable cost incurred during inspection and/or repair of the System that are due to delays associated with said restrictions. Owner shall be responsible for the damage caused by, removal and replacement of any overburdens, superstrata or overlays, either permanent or temporary, excluding accepted stone ballast or pavers, as necessary to expose the system for inspection and/or repair.
- Waiver.** Firestone's failure to enforce any of the terms or conditions stated herein shall not be construed as a waiver of such provision or of any other terms and conditions of this Limited Warranty.
- Governing Law.** This Limited Warranty shall be governed by and construed in accordance with the laws of the State of Indiana without regard to that State's rules on conflict of laws.
- Severability.** If any portion of this Limited Warranty is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force.

FIRESTONE DOES NOT WARRANT PRODUCTS INCORPORATED OR UTILIZED IN THIS INSTALLATION THAT WERE NOT FURNISHED BY FIRESTONE. FIRESTONE SPECIFICALLY DISCLAIMS LIABILITY UNDER ANY THEORY OF LAW ARISING OUT OF THE INSTALLATION OF, PERFORMANCE OF, OR DAMAGES SUSTAINED BY OR CAUSED BY, PRODUCTS NOT FURNISHED BY FIRESTONE.

THIS LIMITED WARRANTY SUPERSEDES AND IS IN LIEU OF ALL OTHER WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, AND FIRESTONE HEREBY DISCLAIMS ALL SUCH WARRANTIES. THIS LIMITED WARRANTY SHALL BE THE OWNER'S SOLE AND EXCLUSIVE REMEDY AGAINST FIRESTONE, AND FIRESTONE SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL, SPECIAL, INCIDENTAL OR OTHER DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS OR DAMAGES TO THE BUILDING OR ITS CONTENTS OR THE ROOF DECK. THIS LIMITED WARRANTY CANNOT BE AMENDED, ALTERED OR MODIFIED IN ANY WAY EXCEPT IN WRITING SIGNED BY AN AUTHORIZED OFFICER OF FIRESTONE. NO OTHER PERSON HAS ANY AUTHORITY TO BIND FIRESTONE WITH ANY REPRESENTATION OR WARRANTY WHETHER ORAL OR WRITTEN.

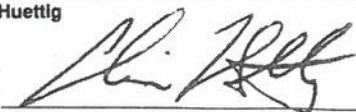
FIRESTONE BUILDING PRODUCTS COMPANY, LLC

By: Chris Huettig

Authorized

Signature:

Title:

  
Director, Quality Building Services

Firestone

040907



**BUILDING ENVELOPE CARE AND MAINTENANCE GUIDE  
(For Red Shield Warranted Roofing Systems)**

**Congratulations** on your purchase of a Firestone Roofing System! Your roof is a valuable asset that should be properly maintained. **Firestone Building Products recommends that all roofs and roofing systems receive periodic inspections and maintenance to ensure that they perform as designed.**

1. The roof should be inspected at least twice yearly and after any severe storms. A record of all inspection and maintenance activities should be maintained, including a listing of the date and time of each activity as well as the identification of the parties performing the activity.
2. Proper maintenance and good roofing practice require that ponded water (defined as water standing on the roof forty-eight hours after it stops raining) not be allowed on the roof. Roofs should have slope to drain, and all drain areas must remain clean. Bag and remove all debris from the roof since such debris can be quickly swept into drains by rain. This will allow for proper water run-off and avoid overloading the roof.
3. The Firestone Roofing System should not be exposed to acids, solvents, greases, oil, fats, chemicals and the like. If the Firestone Roofing System is in contact with any such materials, these contaminants should be removed immediately and any damaged areas should be inspected by a Firestone Licensed Applicator and repaired if necessary.
4. The Firestone Roofing System is designed to be a waterproofing membrane and not a traffic surface. Roof traffic other than periodic traffic to maintain rooftop equipment and conduct periodic inspections should be prohibited. In any areas where periodic roof traffic may be required to service rooftop equipment or to facilitate inspection of the roof, protective walkways should be installed by a Firestone Licensed Applicator as needed to protect the roof surface from damage.
5. Firestone recommends periodic maintenance for some roofing membranes:
  - a. **Smooth-surfaced Firestone APP membranes** should be coated with an approved liquid coating, such as Firestone Aluminum Roof Coating or Firestone AcryliTop applied in accordance with Firestone specifications, in order to maximize the service life of the membrane. If this coating is not applied as part of the initial roofing installation, it should be applied within the first five years after the roof is installed to help protect the membrane from surface crazing and cracking. In addition, this coating should be maintained as needed to re-coat any areas that have blistered, peeled or worn through.
  - b. **Granule-surfaced Firestone APP and SBS membranes** do not normally need surface maintenance other than periodic inspection for contaminants, cuts or punctures. If areas of granular loss are discovered during inspection, these areas should be coated with Firestone AcryliTop or other Firestone-approved coating applied in accordance with Firestone specifications.
  - c. **Gravel-surfaced Firestone BUR membranes** do not normally need surface maintenance other than periodic inspection for contaminants or damage. If areas of gravel loss are discovered during inspection, gravel shall be reinstalled into hot asphalt to protect the surface of the membrane. Coatings on smooth surface BUR membranes shall be maintained as needed to re-coat any areas that have blistered, peeled or worn through.
  - d. **Firestone EPDM and TPO roofing membranes** do not normally need surface maintenance other than periodic inspection for contaminants, cuts or punctures. Occasionally, approved liquid roof coatings, such as Firestone AcryliTop, are applied to the surface of EPDM membranes in order to provide a lighter surface color. Such coatings do not need to be maintained to assure the performance of the underlying EPDM roof membrane, but some maintenance and re-coating may be necessary in order to maintain a uniform surface appearance.
  - e. **Firestone Una-Clad metal roofing panels and trim** do not normally need surface maintenance other than periodic inspection for contaminants or damage. In addition, periodic cleaning of the surface may be needed to remove dirt and maintain the aesthetic appearance of the coated metal. Simple washing with plain water using hoses or pressure spray equipment is usually adequate. If cleaning with agents other than water is contemplated, several precautions should be observed: (1) do not use wire brushes, abrasives, or similar cleaning tools which will mechanically abrade the coating surface, and (2) cleaning agents should be tested in an inconspicuous area before use on a large scale.
6. All metal work, including counter-flashings, drains, skylights, equipment curbs and supports, and other Firestone brand rooftop accessories should be properly maintained at all times. Particular attention should be paid to sealants at joints in metal work and flashings. If cracking or shrinkage is observed, the joint sealant should be removed and replaced with new sealant.
7. Any alterations to the roof, including but not limited to roof curbs, pipe penetrations, roof-mounted accessories, and tie-ins to building additions must be performed by a licensed Firestone Licensed Applicator and reported to Firestone. Additional information and reporting forms for roof alterations are available at [www.firestonebpco.com](http://www.firestonebpco.com).
8. Should you experience a leak:
  - (a) Check for the obvious: clogged roof drains, loose counterflashings, broken skylights, open grills or vents, broken water pipes.
  - (b) Note conditions resulting in leakage. Heavy or light rain, wind direction, temperature and time of day that the leak occurs are all-important clues to tracing roof leaks. Note whether the leak stops shortly after each rain or continues to drip until the roof is dry. If you are prepared with the facts, the diagnosis and repair of the leak can proceed more rapidly.
  - (c) Contact Firestone Warranty Claims at 1-800-830-5612 as soon as possible...but please don't call until you are reasonably sure that the Firestone Roofing System is the cause of the leak.

Firestone feels that the preceding requirements will assist you, the building owner, in maintaining a watertight roof for many years. Your roof is an investment, and maintenance is essential to maximize your return on this important investment.

**Firestone**  
**BUILDING PRODUCTS**  
**NOBODY COVERS YOU BETTER.®**

250 West 96<sup>th</sup> Street – Indianapolis, IN 46260  
1-800-428-4442 \* 1-317-575-7000 \* FAX 1-317-575-7100  
[www.firestonebp.com](http://www.firestonebp.com)

23 October 2013

Mr. Sean Kim  
 CHU Contracting  
 14111 Mariah Court  
 Chantilly, VA. 20151

**Firestone Building  
 Products Company, LLC**  
 250 West 96th Street  
 Indianapolis, IN 46260  
 Phone: 317-575-7000  
 Fax: 317-575-7100

**Project: Reston Police station**

To Whom It May Concern:

Firestone Building Products is pleased to inform you that the roofing system listed below has been reviewed and is eligible for the **20-Year Firestone Red Shield Warranty**:

**Firestone Fully Adhered Roofing System :**

**Construction:** New Construction  
**Deck:** 22-ga Steel  
**Insulation (1<sup>st</sup> layer):** Firestone ISO 95+, 4.00", 4'x8' boards  
 Attachment: Loose-laid  
**Insulation (2<sup>nd</sup> layer):** Firestone Tapered ISO 95+, 4'x4' boards  
 Attachment: Loose-laid  
**Coverboard:** Firestone ISOGARD HD, 0.50", 4'x8' boards  
 Attachment: Firestone Heavy Duty Fasteners and Insulation Plates  
 Rate: Field/12 fasteners per board; Perimeter/18 fasteners per board;  
 Corners/32 fasteners per board  
**Membrane:** .060 Firestone EcoWhite EPDM  
 Attachment: Firestone Single Ply LVOC Bonding Adhesive

**Firestone Fully Adhered Roofing System**

**Construction:** New Construction  
**Deck:** Structural Concrete  
**Insulation (1<sup>st</sup> layer):** Firestone ISO 95+, 4.00", 4'x4' boards  
 Attachment: Firestone ISO Fix II  
 Rate: Field/Beads spaced 12.0" o.c.; Perimeter/Beads spaced 6.0" o.c.;  
 Corners/Beads spaced 4.0" o.c.  
**Insulation (2<sup>nd</sup> layer)** Firestone Tapered ISO 95+, 4'x4' boards  
 Attachment: Firestone ISO Fix II  
 Rate: Field/Beads spaced 12.0" o.c.; Perimeter/Beads spaced 6.0" o.c.;  
 Corners/Beads spaced 4.0" o.c.  
**Coverboard:** Firestone ISOGARD HD, 0.50", 4'x4' boards  
 Attachment: Firestone ISO Fix II  
 Rate: Field/Beads spaced 12.0" o.c.; Perimeter/Beads spaced 6.0" o.c.;  
 Corners/Beads spaced 4.0" o.c.  
**Membrane:** .060 Firestone EcoWhite EPDM  
 Attachment: Firestone Single Ply LVOC Bonding Adhesive

## Note:

- The above systems are attached per FM1-90 psf wind uplift pressure attachment criteria.
- The above systems meet Severe Hail Rating (SH)
- The above system meets UL Class "A".



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<http://www.firestonebpco.com>





#### DEFINITION OF PERIMETER AND CORNER AREAS

Following *ANSI/SPRI* guidelines, the perimeter area is defined as the outer boundary of the roof with a width equal to 40% of the building height or 10% of the building width, whichever is less, but not less than 6 feet (1.8 m). The perimeter area may be enlarged depending upon the building configuration. The corner area is defined as the portion of the perimeter area beginning at the intersection of two roof edges and proceeding in both directions a distance equal to the width of the perimeter area. Corner areas on buildings with minimum 3 feet high continuous parapet walls and a maximum 2 inch in 12 inch roof slope can be treated as perimeter areas. For buildings insured by FM Global, please consult *FM Global Data Sheet 1-29* for specific information.

#### WARRANTY REQUIREMENTS

1. The Applicator must submit a Pre-Installation Notice (PIN) to Firestone, and must include an Approved Roof Drawing (ARD) with their PIN.
2. The roofing system must be installed by a licensed Firestone Red Shield Applicator, and installed in accordance with all current Firestone technical standards, warranty requirements, and detail drawings.
3. The roofing system installation must successfully pass an on-site audit by a Quality Building Services (QBS) Technical Representative, upon substantial completion.

#### PLEASE NOTE

Firestone does not engage in the practice of architecture or engineering; the Firestone review referenced in this letter is for warranty eligibility purposes. Firestone technical standards are subject to change; please consult the Firestone Technical Database, <http://technicaldatabase.fsbp.com/>, for the most current information regarding Firestone roofing system design guidelines, detail drawings, and product information. The information in this letter expires twelve (12) months after the date shown.

Please feel free to contact me with any questions, and thank you for choosing Firestone.

Sincerely,

**FIRESTONE BUILDING PRODUCTS COMPANY, LLC**



Herb Clarkson  
Regional Technical Coordinator, South Region  
1-800-428-4511, Extension 53909  
clarksonherb@qbsg.net



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<http://www.firestonebpco.com>





**SUBMITTAL TRANSMITTAL**

From: **CHU CONTRACTING, INC.**  
 14111 MARIAH COURT  
 CHANTILLY, VA 20151

To: **Dustin Construction, Inc.**  
 2510 Urbana Pike, Suite 201  
 Ijamsville, MD 21754

Attn: **Nancy McCarthy**

Project Name: Reston District Police Station and Government Center  
 Owner: \_\_\_\_\_  
 Owner's Project Number: \_\_\_\_\_  
 Engineer's Project Number: P/F No.: \_\_\_\_\_

Submittal Number: \_\_\_\_\_ Number of Copies: 1

Specification Section and Paragraph Reference (s): 07531 EPDM Roof  
 Drawing / Detail Reference (s): \_\_\_\_\_  
 Location of Work: \_\_\_\_\_

Product Manufacturer: \_\_\_\_\_  
 Supplier / Subcontractor: \_\_\_\_\_  
 Date submitted to Contractor: 12/8/2015  
 Qualifications / Deviations From Specifications: \_\_\_\_\_

**SUB-CONTRACTOR'S APPROVAL**

THIS SUBMITTAL HAS BEEN PREPARED BY THE CONTRACTOR OR THOROUGHLY REVIEWED BY THE CONTRACTOR AND IS A CONTRACTOR APPROVED SUBMITTAL SUBJECT TO ANY QUALIFICATIONS MADE HEREON OR ON THE ATTACHMENTS.

SIGNED Sean Kim  
 NAME: Sean Kim DATE: 12/8/2015

**GENERAL CONTRACTOR/ENGINEER/OWNER'S APPROVAL**

APPROVED: \_\_\_\_\_ APPROVED AS NOTED: \_\_\_\_\_ NOT APPROVED - RESUBMIT: \_\_\_\_\_  
 REVIEWED: \_\_\_\_\_ APPROVED FOR CONSTRUCTION ACCORDING TO NOTATIONS. \_\_\_\_\_  
 REVISE AND RESUBMIT: \_\_\_\_\_ REFER TO APPROVAL STAMP ON ATTACHMENT \_\_\_\_\_

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

ITEM NO	DESCRIPTION	APPROVED/RESUBMITTED	COPIES
1	Warranty		1



# RED SHIELD WARRANTY



## RED SHIELD ROOFING SYSTEM LIMITED WARRANTY

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- Severability.** If any portion of this Limited Warranty is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force.

FIRESTONE DOES NOT WARRANT PRODUCTS INCORPORATED OR UTILIZED IN THIS INSTALLATION THAT WERE NOT FURNISHED BY FIRESTONE. FIRESTONE SPECIFICALLY DISCLAIMS LIABILITY UNDER ANY THEORY OF LAW ARISING OUT OF THE INSTALLATION OF, PERFORMANCE OF, OR DAMAGES SUSTAINED BY OR CAUSED BY, PRODUCTS NOT FURNISHED BY FIRESTONE.

THIS LIMITED WARRANTY SUPERSEDES AND IS IN LIEU OF ALL OTHER WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, AND FIRESTONE HEREBY DISCLAIMS ALL SUCH WARRANTIES. THIS LIMITED WARRANTY SHALL BE THE OWNER'S SOLE AND EXCLUSIVE REMEDY AGAINST FIRESTONE, AND FIRESTONE SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL, SPECIAL, INCIDENTAL OR OTHER DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS OR DAMAGES TO THE BUILDING OR ITS CONTENTS OR THE ROOF DECK. THIS LIMITED WARRANTY CANNOT BE AMENDED, ALTERED OR MODIFIED IN ANY WAY EXCEPT IN WRITING SIGNED BY AN AUTHORIZED OFFICER OF FIRESTONE. NO OTHER PERSON HAS ANY AUTHORITY TO BIND FIRESTONE WITH ANY REPRESENTATION OR WARRANTY WHETHER ORAL OR WRITTEN.

FIRESTONE BUILDING PRODUCTS COMPANY, LLC

By: Chris Huettig

Authorized

Signature:

Title:

Director, Quality Building Services

# Firestone

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**BUILDING ENVELOPE CARE AND MAINTENANCE GUIDE**  
**(For Red Shield Warranted Roofing Systems)**

**Congratulations** on your purchase of a Firestone Roofing System! Your roof is a valuable asset that should be properly maintained. **Firestone Building Products recommends that all roofs and roofing systems receive periodic inspections and maintenance to ensure that they perform as designed.**

1. The roof should be inspected at least twice yearly and after any severe storms. A record of all inspection and maintenance activities should be maintained, including a listing of the date and time of each activity as well as the identification of the parties performing the activity.
2. Proper maintenance and good roofing practice require that ponded water (defined as water standing on the roof forty-eight hours after it stops raining) not be allowed on the roof. Roofs should have slope to drain, and all drain areas must remain clean. Bag and remove all debris from the roof since such debris can be quickly swept into drains by rain. This will allow for proper water run-off and avoid overloading the roof.
3. The Firestone Roofing System should not be exposed to acids, solvents, greases, oil, fats, chemicals and the like. If the Firestone Roofing System is in contact with any such materials, these contaminants should be removed immediately and any damaged areas should be inspected by a Firestone Licensed Applicator and repaired if necessary.
4. The Firestone Roofing System is designed to be a waterproofing membrane and not a traffic surface. Roof traffic other than periodic traffic to maintain rooftop equipment and conduct periodic inspections should be prohibited. In any areas where periodic roof traffic may be required to service rooftop equipment or to facilitate inspection of the roof, protective walkways should be installed by a Firestone Licensed Applicator as needed to protect the roof surface from damage.
5. Firestone recommends periodic maintenance for some roofing membranes:
  - a. **Smooth-surfaced Firestone APP membranes** should be coated with an approved liquid coating, such as Firestone Aluminum Roof Coating or Firestone AcryliTop applied in accordance with Firestone specifications, in order to maximize the service life of the membrane. If this coating is not applied as part of the initial roofing installation, it should be applied within the first five years after the roof is installed to help protect the membrane from surface crazing and cracking. In addition, this coating should be maintained as needed to re-coat any areas that have blistered, peeled or worn through.
  - b. **Granule-surfaced Firestone APP and SBS membranes** do not normally need surface maintenance other than periodic inspection for contaminants, cuts or punctures. If areas of granular loss are discovered during inspection, these areas should be coated with Firestone AcryliTop or other Firestone-approved coating applied in accordance with Firestone specifications.
  - c. **Gravel-surfaced Firestone BUR membranes** do not normally need surface maintenance other than periodic inspection for contaminants or damage. If areas of gravel loss are discovered during inspection, gravel shall be reinstalled into hot asphalt to protect the surface of the membrane. Coatings on smooth surface BUR membranes shall be maintained as needed to re-coat any areas that have blistered, peeled or worn through.
  - d. **Firestone EPDM and TPO roofing membranes** do not normally need surface maintenance other than periodic inspection for contaminants, cuts or punctures. Occasionally, approved liquid roof coatings, such as Firestone AcryliTop, are applied to the surface of EPDM membranes in order to provide a lighter surface color. Such coatings do not need to be maintained to assure the performance of the underlying EPDM roof membrane, but some maintenance and re-coating may be necessary in order to maintain a uniform surface appearance.
  - e. **Firestone Una-Clad metal roofing panels and trim** do not normally need surface maintenance other than periodic inspection for contaminants or damage. In addition, periodic cleaning of the surface may be needed to remove dirt and maintain the aesthetic appearance of the coated metal. Simple washing with plain water using hoses or pressure spray equipment is usually adequate. If cleaning with agents other than water is contemplated, several precautions should be observed: (1) do not use wire brushes, abrasives, or similar cleaning tools which will mechanically abrade the coating surface, and (2) cleaning agents should be tested in an inconspicuous area before use on a large scale.
6. All metal work, including counter-flashings, drains, skylights, equipment curbs and supports, and other Firestone brand rooftop accessories should be properly maintained at all times. Particular attention should be paid to sealants at joints in metal work and flashings. If cracking or shrinkage is observed, the joint sealant should be removed and replaced with new sealant.
7. Any alterations to the roof, including but not limited to roof curbs, pipe penetrations, roof-mounted accessories, and tie-ins to building additions must be performed by a licensed Firestone Licensed Applicator and reported to Firestone. Additional information and reporting forms for roof alterations are available at [www.firestonebpc.com](http://www.firestonebpc.com).
8. Should you experience a leak:
  - (a) Check for the obvious: clogged roof drains, loose counterflashings, broken skylights, open grills or vents, broken water pipes.
  - (b) Note conditions resulting in leakage. Heavy or light rain, wind direction, temperature and time of day that the leak occurs are all-important clues to tracing roof leaks. Note whether the leak stops shortly after each rain or continues to drip until the roof is dry. If you are prepared with the facts, the diagnosis and repair of the leak can proceed more rapidly.
  - (c) Contact Firestone Warranty Claims at 1-800-830-5612 as soon as possible...but please don't call until you are reasonably sure that the Firestone Roofing System is the cause of the leak.

Firestone feels that the preceding requirements will assist you, the building owner, in maintaining a watertight roof for many years. Your roof is an investment, and maintenance is essential to maximize your return on this important investment.

**Firestone**  
**BUILDING PRODUCTS**  
**NOBODY COVERS YOU BETTER.®**

250 West 96<sup>th</sup> Street – Indianapolis, IN 46260  
1-800-428-4442 \* 1-317-575-7000 \* FAX 1-317-575-7100  
[www.firestonebp.com](http://www.firestonebp.com)