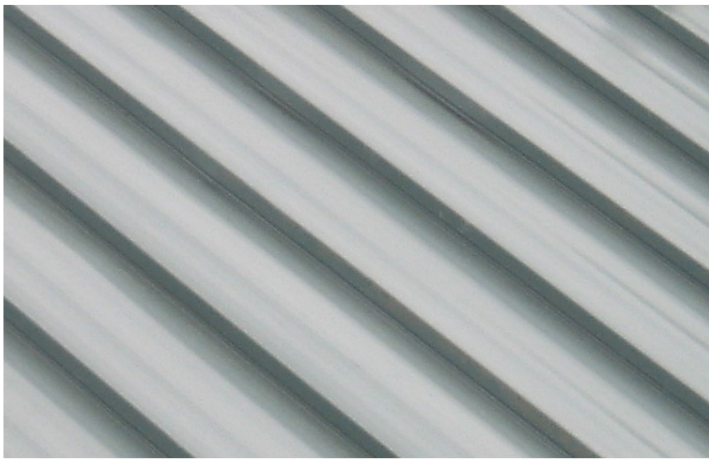
MBCI Weathertightness

WARRANTIES



WEATHERTIGHTNESS WARRANTIES

MBCI 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. MBCI'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.
- The building owner is satisfied with his MBCI roof.

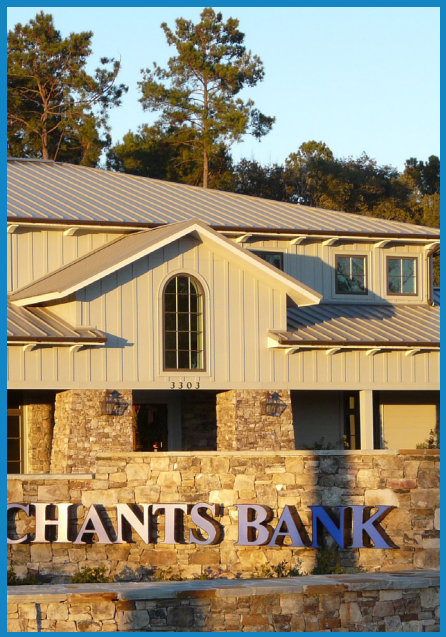
To accomplish this goal, MBCI is proud to offer its Single Source™ Weathertightness Warranty Program. Single Source™ Warranties put the complete burden for proper installation of the Roof System* on MBCI from the date of substantial completion.

In the remote chance a claim is ever filed against a Single Source™ Warranty, the building owner can contact MBCI directly.

SINGLE SOURCE™ WARRANTIES

All Single Source™ Warranties require that an MBCI "certified installer" with a photo ID be present on the job site at all times during roof installation.

In addition, inspections at key phases are required during the course of the roof installation. These inspections will be conducted by competent inspectors selected by MBCI that are knowledgeable about the erection and installation of MBCI's roof systems. MBCI offers three levels of Single Source™ Warranties depending on the level of protection the building owner requires.



SINGLE SOURCE™ I, II AND III WARRANTIES

WARRANTY COST- SINGLE SKIN

TERM	SINGLE SOURCE I	SINGLE SOURCE II	SINGLE SOURCE III
20-Year Warranty	.25 sq. ft.	.32 sq. ft.	.41 sq. ft.
15-Year Warranty	.23 sq. ft.	.30 sq. ft.	.39 sq. ft.
10-Year Warranty	.21 sq. ft.	.28 sq. ft.	.37 sq. ft.
5-Year Warranty	.19 sq. ft.	.26 sq. ft.	.35 sq. ft.
Max. Liability	$ 7.00 sq. ft.	$ 14.00 sq. ft.	No Dollar Limit
Min. Charge	$4,000.00	$4,500.00	$5,000.00

CFR

TERM	SINGLE SOURCE I	SINGLE SOURCE II	SINGLE SOURCE III
20-Year Warranty	.36 sq. ft.	.46 sq. ft.	.59 sq. ft.
15-Year Warranty	.33 sq. ft.	.43 sq. ft.	.56 sq. ft.
10-Year Warranty	.30 sq. ft.	.40 sq. ft.	.53 sq. ft.
5-Year Warranty	.27 sq. ft.	.37 sq. ft.	.50 sq. ft.
Max. Liability*	$ 10.00 sq. ft.	$ 20.00 sq. ft.	No Dollar Limit
Min. Charge	$5,500.00	$6,000.00	$6,500.00

• Warranty costs includes three inspections.
*The total liability of Manufacturer under this warranty is limited to per square foot of roofing material. Manufacturer shall have the right to charge to the liability account all reasonable expenses (including, but not limited to, investigation expenses) incurred in satisfying the requirements of this warranty.

WHAT INDUSTRY LEADERS SAY ABOUT MBCI'S SINGLE SOURCE™ WARRANTY PROGRAM

Our industry has needed the Single Source™ Warranty for quite some time now. I applaud MBCI's efforts in taking this bold step.

- Robert Stanford, RCI Certified RRO, Metal Roofing Consultant

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I think MBCI's new Single Source™ Warranty will start a trend in the metal roofing industry that, for the first time, directly addresses the concerns of the architectural community.

- John Lawrence, Publisher, Metal Architecture

We at MBCI believe building owners deserve a weathertightness warranty that gives them the superior level of protection provided by the Single Source™ Warranty.

- Wayne Dickinson, President, MBCI

MBCI has consistently been a leader in our industry and has once again proven this fact by offering this industry's first Single Source™ Warranty.

- Rob Haddock, Roofing Consultant, Lecturer, Inventor and Technical Writer for the metal roofing industry

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The Single Source™ Warranty tells me exactly what I get, in simple language—no more guessing as to what is or is not covered. I can specify MBCI's Single Source™ Warranty with confidence, knowing that my customer is covered by the manufacturer from day one.

- Joel L. Mills, Architect

I am thankful for the warranty coverage. However, knowing that the roof is going to be properly installed to begin with is the best part of the program. I don't want to have a warranty claim.

- Lloyd Thomas Perry, P.E., Maintenance Director, Bertie County (North Carolina) Board of Education; Board Member of National School Plant Management Association since 1995

SINGLE SOURCE™ WARRANTY Q&A

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

Yes. Roof geometry and details must be reviewed and approved in the bid stage.

As an MBCI customer, do I have any responsibilities under the Single Source™ Warranty?

Yes. MBCI's customer will be required to sign a Single Source™/Customer Agreement (see Page 5 for a copy of the agreement) to ensure (1) that the roof contractor is available for the required roof inspections and will provide access to the roof 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) if deficiencies that were undiscoverable during the inspections cause the roof to leak during the first two years, the customer will pay for the remedial repairs until the roof does not leak for 24 consecutive months after the date of the last repair.

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

No. As far as the building owner is concerned, the warranty is directly with MBCI, and MBCI is responsible for the full term of the Warranty.

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

There is no effect to the building owner. MBCI is responsible from the date of substantial completion.

How can we meet this unprecedented offer?

By inspecting the roof at key installation phases. 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, MBCI's customer and the architect listing any deficiencies and the corrective action required.

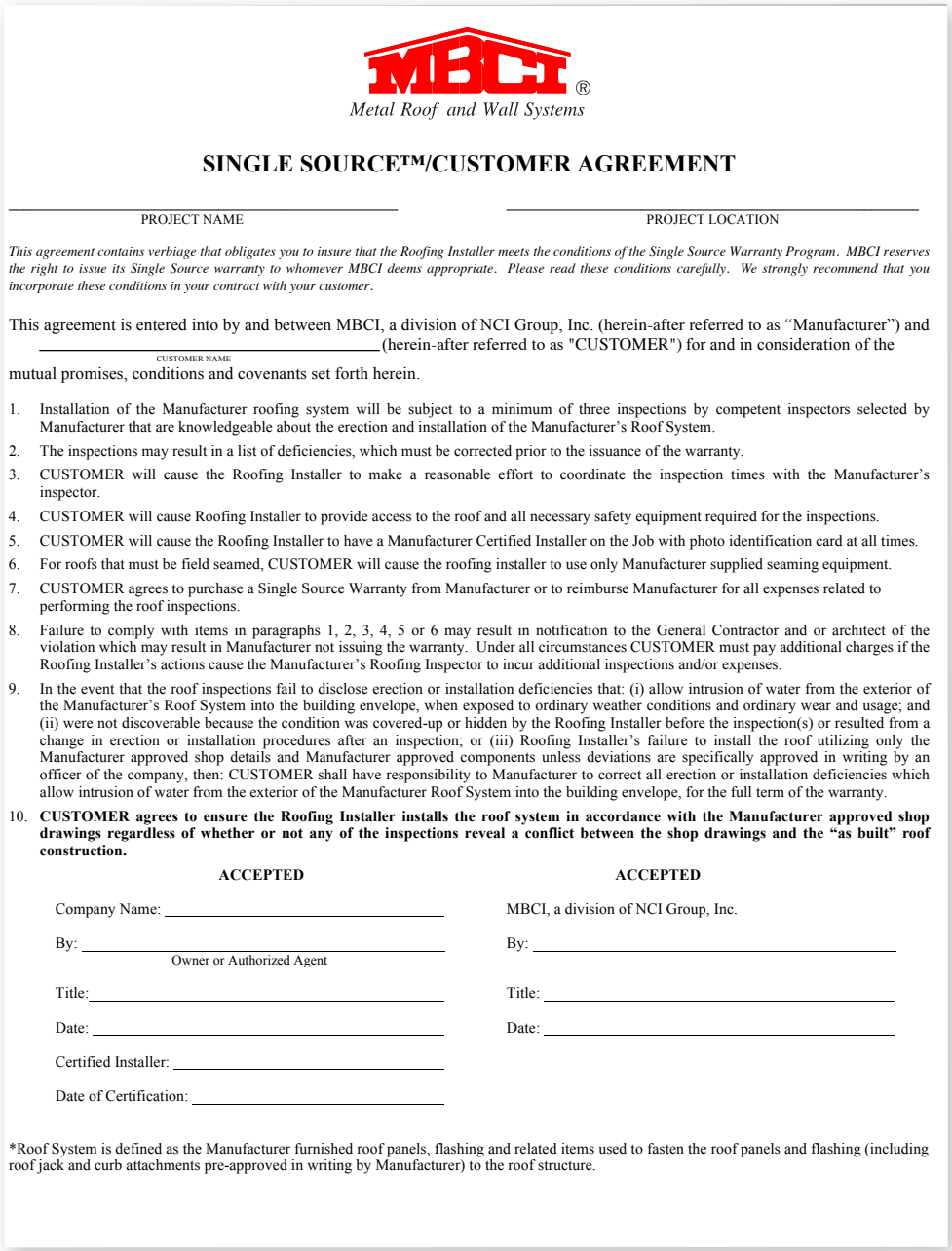
How do I specify MBCI's Single Source™ Warranty?

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

ROOF INSPECTION PROGRAM

MBCI'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 MBCI's customer to achieve the ultimate goal—a well-built, leak-free roof and a satisfied building owner.

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



MBCI ®
Metal Roof and Wall Systems

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. MBCI reserves the right to issue its Single Source warranty to whomever MBCI 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 MBCI, a division of NCI Group, Inc. (herein-after referred to as "Manufacturer") and _____ (herein-after referred to as "CUSTOMER") for and in consideration of the mutual promises, conditions and covenants set forth herein.
CUSTOMER NAME

1. 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.
2. The inspections may result in a list of deficiencies, which must be corrected prior to the issuance of the warranty.
3. CUSTOMER will cause the Roofing Installer to make a reasonable effort to coordinate the inspection times with the Manufacturer's inspector.
4. CUSTOMER will cause Roofing Installer to provide access to the roof and all necessary safety equipment required for the inspections.
5. CUSTOMER will cause the Roofing Installer to have a Manufacturer Certified Installer on the Job with photo identification card at all times.
6. For roofs that must be field seamed, CUSTOMER will cause the roofing installer to use only Manufacturer supplied seaming equipment.
7. CUSTOMER agrees to purchase a Single Source Warranty from Manufacturer or to reimburse Manufacturer for all expenses related to performing the roof inspections.
8. 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 issuing 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.
9. 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 condition 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 which allow intrusion of water from the exterior of the Manufacturer Roof System into the building envelope, for the full term of the warranty.
10. **CUSTOMER agrees to ensure the Roofing Installer installs the roof system in accordance with the Manufacturer approved shop drawings regardless of whether or not any of the inspections reveal a conflict between the shop drawings and the "as built" roof construction.**

ACCEPTED	**ACCEPTED**
Company Name: _____	MBCI, a division of NCI Group, Inc.
By: _____ Owner or Authorized Agent	By: _____
Title: _____	Title: _____
Date: _____	Date: _____
Certified Installer: _____	
Date of Certification: _____	

*Roof System is defined as the Manufacturer 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 Manufacturer) to the roof structure.

MBCI CUSTOMER AGREEMENT

This agreement is between MBCI and its customer. The purpose of this agreement is to ensure that all involved parties are working together to achieve a roof system that is properly installed. Upon issuance of the warranty, MBCI 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.

STANDARD I, II AND III WARRANTIES

Standard Warranties are MBCI'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.

WARRANTY COST- SINGLE SKIN

TERM	STANDARD I	STANDARD II	STANDARD III**
20-Year Warranty	.09 sq. ft.	.16 sq. ft.	.30 sq. ft.
15-Year Warranty	.08 sq. ft.	.14 sq. ft.	.26 sq. ft.
10-Year Warranty	.07 sq. ft.	.12 sq. ft.	.24 sq. ft.
5-Year Warranty	.05 sq. ft.	.10 sq. ft.	.18 sq. ft.
Max. Liability	$ 0.20 sq. ft.	$ 3.50 sq. ft.	No Dollar Limit
Min. Charge	$1,000.00	$2,000.00	$3,000.00

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TERM	STANDARD I	STANDARD II	STANDARD III**
20-Year Warranty	.09 sq. ft.	.23 sq. ft.	.43 sq. ft.
15-Year Warranty	.08 sq. ft.	.20 sq. ft.	.37 sq. ft.
10-Year Warranty	.07 sq. ft.	.17 sq. ft.	.34 sq. ft.
5-Year Warranty	.05 sq. ft.	.14 sq. ft.	.26 sq. ft.
Max. Liability*	$ 0.20 sq. ft.	$ 5.00 sq. ft.	No Dollar Limit
Min. Charge	$1,000.00	$4,000.00	$5,000.00

*The total liability of Manufacturer under this warranty is limited to per square foot of roofing material. Manufacturer shall have the right to charge to the liability account all reasonable expenses (including, but not limited to, investigation expenses) incurred in satisfying the requirements of this warranty.

** All Standard III Warranties require an MBCI "Certified Installer" with a photo ID to be present on the job site at all times.

STANDARD WARRANTY Q&A

Does MBCI 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 requires 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 MBCI must pre-approve shop drawings.

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

Yes. The roofing contractor is responsible for properly installing the roof. He also must provide a roof that is weathertight for 24 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.

What happens if the roofing contractor goes out of business?

The result is a lot of "finger pointing" and possible litigation.

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

No. The proper installation is the responsibility of the roofing contractor.

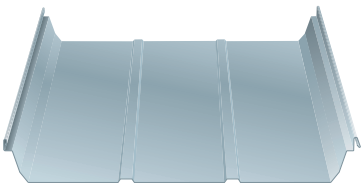
What happens if the Roof System leaks during the term of the Warranty but after it has performed 24 consecutive months without leaking?

1. If the roof system was properly installed, MBCI is responsible to repair the roof.
2. If the roof system was not properly installed, MBCI has no obligation to the building owner.

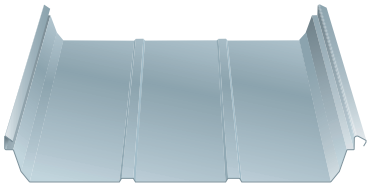
(Note: Virtually all industry Standard Warranties contain this provision.)

ROOF SYSTEMS COVERED BY WEATHERTIGHTNESS WARRANTIES

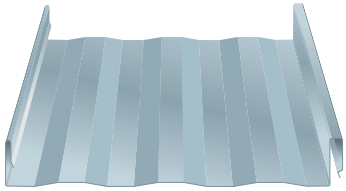
The panels shown may not be warrantable in all environmental conditions, designs or with some building geometries. Please consult your nearest MBCI sales office.



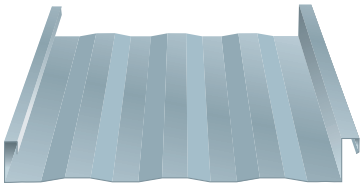
ULTRA-DEK®



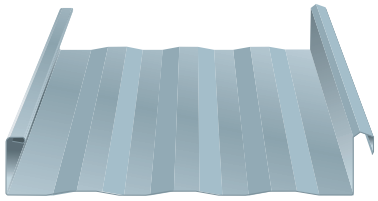
DOUBLE-LOK®



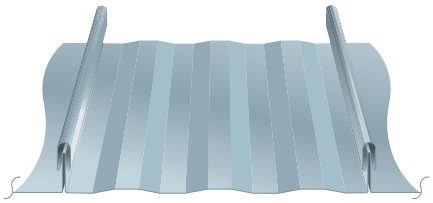
LOKSEAM®



BATTENLOK® HS



SUPERLOK®



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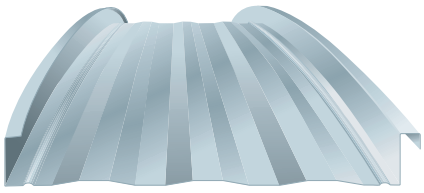
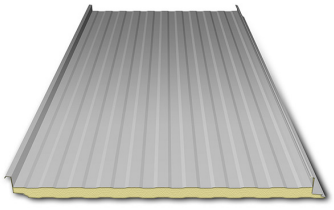


CURVED BATTENLOK®



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ENERGY STAR PARTNER

For current information, visit our website at **www.mbci.com**

Descriptions and specifications contained herein were in effect at the time this publication was approved for printing. In a continuing effort to refine and improve products, MBCI reserves the right to discontinue products at any time or change specifications and/or designs without incurring obligation. To ensure you have the latest information available, please inquire or visit our website at www.mbci.com. Application details are for illustration purposes only and may not be appropriate for all environmental conditions, building designs or panel profiles. Projects should be designed to conform to applicable building codes, regulations and accepted industry practices. If there is a conflict between this manual and project erection drawings, the erection drawings will take precedence. MBCI's insulated metal panel product line is manufactured by Metl-Span®

Listed on the New York Stock Exchange as "NCS."

LITHO IN USA 07-18/5M