



Building Owner Maintenance and Inspection Requirements

All quality roofing systems require routine scheduled maintenance in order to achieve maximum roofing system life and performance. Routine maintenance is the building Owner's responsibility. Many roofing system issues should be directly addressed by professional roofing companies; however, there are monitoring and cleaning requirements that the Owner must fulfill. The Indiana Metal, Inc. Weathertight Limited Warranty is issued based on the Owner's agreement to perform these routine inspections and maintenance procedures. Roof leaks resulting from normal maintenance items (or lack of attention to normal maintenance items) are not covered by the Indiana Metal, Inc. Weathertight Limited Warranty Program and any failure to properly maintain the roof system will render the Indiana Metal, Inc. Warranty null and void.

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1. The roof system must be inspected at least twice yearly, typically late spring and late fall, and immediately following severe storms. Buildings that generate exhaust, flying debris, or are located in other corrosive atmospheres should be inspected more frequently. Roof drainage systems (to include gutters, drains, downspouts, scuppers, etc.) should be cleaned of all debris at least twice annually. Any debris that is on the roofing system or in the roof drainage system following a storm should be immediately removed.

A routine inspection schedule must be established and documented. Each inspection must be recorded and any maintenance initiated and completed must be documented.

Access to the roofing system must be controlled and all access must be documented. Foot traffic can be damaging to many roof systems. Any equipment installed post-roofing completion must be approved prior to installation by Indiana Metal, Inc. and the installation must be in accordance with Indiana Metal, Inc. guidelines and requirements.

Any cleaning chemicals, other chemicals/compounds or maintenance coatings applied to the roof system must be pre-approved by Indiana Metal, Inc.

Many available chemicals and coatings will render the roof system warranty null and void.

2. Indiana Metal, Inc. should be immediately notified of any roof system leak. A description of the leak shall include building location (of the leak) and circumstances of the leak

prior to building inspection. If it is determined that the leak is not resulting from the roof system (as covered by the Indiana Metal, Inc. warranty), an inspection fee and all travel related expenses will be invoiced to the building owner.

3. Many roof panel systems are finished with high-performance paint coating systems. The coating system (if applicable) must be maintained in accordance with the paint manufacturer's guidelines and recommendations.

4. It is understood by the building Owner that this "Building Owner Maintenance and Inspection Requirements" document is a part of the Indiana Metal, Inc. Weathertight Limited Warranty.

Owner Authorized Representative:

Signature: _____

Print Name: _____

Company: _____

Title: _____

Building: _____

Location: _____

Date: _____