X-TENDA COAT™ XTRA
SILICONE COATING

G U I D E - S P E C
Restoration System with Silicone Coating

July 2026

This Guide-Spec represents Versico requirement for restoration of various existing roofing systems with the X-Tenda Coat Silicone coatings and accessories. A thorough investigation of the existing roof must be performed by a qualified representative of the building owner. The investigation is to assess the condition of the roof and to determine any needed repairs prior to commencing the restoration work. The Versico Authorized applicator shall assess the condition of the roof surface to determine the level of preparation and repairs needed. The contractor shall also perform various peel/adhesion testing to determine whether the use of primers will be required.

PART I GENERAL

1.01 Description

This restoration system utilizes the application of X-Tenda Coat Silicone coating after thoroughly preparing the existing roof surface to receive the new coating. An initial assessment is performed by the Authorized Applicator to evaluate the condition of the roof surface and perform adhesion tests to determine the cleaning and priming requirements. After preparation of the existing roof surface, the coating is applied to achieve the desired dry film thickness and Versico warranty requirements. Refer to the table in the warranty 1.06 for the total minimum dry film thickness and the warranty duration.

1.02 Applicability

A. The restoration coating is intended to enhance and extend the service life of an existing sound and watertight roof or those that may experience occasional minor leaks. The system is not suitable for the restoration of roofs which have exceeded or are approaching the end of their service life and require substantial repair.

B. The assessment and examination of the existing roof surface to be restored shall be performed by the Versico authorized roofing applicator and/or Versico representative. The assessment and examinations shall focus on the condition of the roof, surface preparation required and the components to be restored.

C. When in-depth investigation is needed to assess the entire existing roof system, a roof consultant or qualified representative shall be obtained by the building owner to conduct such investigation. The investigation will identify all necessary system repairs prior to commencing restoration work.

1.03 Quality Assurance

A. Moisture surveys are strongly recommended, when moisture entrapment is suspected, on roofs installed over vapor barriers, or existing membranes that may have experienced a leak.

B. Initial sampling and core cuts may be collected by the Versico Authorized Applicator for moisture analysis. Detailed moisture surveys may be conducted by a qualified third-party using IR scans, nuclear scans or by taking core cuts.

C. When applying the coating restoration system over asphaltic roofs, modified bitumen, or a cap sheet, the use of X-Tenda Coat Bleed Block primer is strongly recommended even if an adhesion test yields acceptable values.

1. For asphaltic roofs, X-Tenda Coat Bleed Block primer will help prevent bleed through and possible coating staining.

VERSICO ROOFING SYSTEMS

1.04 Restrictions and Exclusions

A. This restoration coating system is not suitable over roofs with severely ponded conditions or those which are nearing the end of their service life and require substantial repairs.

1.05 Submittals

A. When a Versico restoration system or material warranty is considered, the Authorized Applicator shall contact Versico representative for a project evaluation and submit to Versico a completely executed "request for roofing warranty" along with:

1. Project specification
2. Preinstallation pictures
3. Detailed roof drawing including roof penetrations, curbs, perimeter details, drains, and saddles or crickets if applicable.
4. Peel adhesion test results

B. A completely executed "notice of completion" must be submitted to Versico to schedule the necessary inspection. The restoration work must be inspected and accepted by a Versico Field Service Representative prior to issuance of the Versico warranty, as outlined in Paragraph 1.06 "Warranty".

C. A sample of the Versico Restoration Coating warranty should be made available for review by the building owner.

1.06 Warranty

A. A Restoration System Warranty that covers labor and material is available for the Carlisle X-Tenda Coat restoration coating system for projects on commercial buildings with an existing Carlisle Roofing System and applies to products manufactured or marketed by Carlisle or products by others which may include metal, modified bitumen, smooth BUR, and single-ply membranes. Subject to the terms, conditions and limitations listed on the warranty, Carlisle will repair any leak resulting from material and/or workmanship deficiency, for the duration of the warranty period.

1. The duration of the Restoration System Warranty may be 10, 15, or 20-years of coverage, depending on the dry mil thickness of the coating.

B. A **Restoration Material Warranty** is available for the Versico X-Tenda Coat for projects on commercial buildings with an existing roofing system by others and applies only **to products manufactured or marketed by Versico**. Subject to the terms, conditions and limitations listed on the warranty, Versico will provide repair material if the coating prematurely deteriorates to the point of failure because of weathering for the duration of the warranty period.

1. The duration of the **Restoration Material Warranty** may be 5 or 10-years of coverage, depending on the dry mil thickness of the coating.

C. All X-Tenda Coat warranties are separate from existing Versico Roof System Warranties

Warranty Duration	Minimum Dry Film Mil Thickness	
	Silicone Coatings	
	Granulated Cap Sheet	All Other Substrates
5 Year	22 mils	15 mils
10 Year	30 mils	22 mils
15 Year	37 mils	30 mils
20 Year	44 mils	37 mils

Note: Contact Versico for other available coatings

D. **Access for Warranty Service**

It shall be the owner's responsibility to expose the roof system in the event that warranty service is required when access is impaired. Such impairment includes, but is not limited to:

1. Design features, such as window washing systems, which require the installation of traffic surface units in excess of 80 pounds per unit.
2. Any equipment, ornamentation, building service units and other top surfacing materials which are not defined as part of this specification.

3. Photovoltaic and Mounting Systems or other Rooftop equipment that do not provide Versico with reasonable access to the roofing system for the purposes of warranty investigation and relatedrepairs.

CAUTION: Applications such as walking decks, terraces, patios or areas subjected to conditions not typically found on roofing systems are **not** eligible for warranties.

1.07 Job Conditions

Compatibility to chemical exposure will depend on type of coating used. Versico should be contacted for verification of compatibility with chemicals or specific waste products that may come in contact with the roofing system.

Caution: Surface moisture and icy conditions are not easily detected on lighter color membranes (white, tan, gray, etc.) especially those located in cold regions. The roof surface may become extremely slippery and care shall be exercised when accessing the roof in the early morning hours (dew formation), any time after rain or during the winter. The use of sunglasses is strongly recommended when reflective coatings are used as the final coat.

1.08 Product Delivery, Storage and Handling

Refer to Versico Technical Manual for application of project specific product delivery, storage and handling requirements.

PART II PRODUCTS

2.01 General

The product components of this X-Tenda Coat Restoration Coating System are composed of Versico products or those accepted by Versico as compatible with this roofing system. The installation, performance, or integrity of products by others, **when selected by the specifier and accepted as compatible**, is not the responsibility of Versico and is expressly disclaimed by the Versico Warranty.

2.02 Coatings

X-Tenda Coat Silicone Coating, is a premium, single component, moisture-cure coating designed to reflect the sun's heat and UV rays, as well as protect many types of roofs. The product is suitable for application through airless spray equipment, roller, spreader bar, squeegee, or brush.

2.03 Primers

X-Tenda Coat Metal Primer, X-Tenda Coat Asphaltic BB Primer, and X-Tenda Coat TPO Primer are all acceptable for use with this restoration coating system.

2.04 Other Versico Products

X-Tenda Coat Butter Grace Mastic, X-Tenda Coat Fiber Grade Mastic, X-Tenda Coat Fastener Sealant, and X-Tenda Coat Reinforcement Fabric are used with this restoration coating.

2.05 Other Related Products

Granules, Rollers with 1/2” Nap, Brushes, 2,000 psi rated power washer, Detergent

PART III EXECUTION

3.01 General

A. Safety Data Sheets (SDS) must always be on location during transportation, storage and application of materials. The applicator shall follow all safety regulations as recommended by OSHA, and/or other agencies having jurisdiction.

B. Comply with building owner requirement for onsite material storage and campus regulations. Place dumpster and other equipment in areas which have been designated by the building owner.

C. The worksite must be kept in an organized and in orderly fashion. All waste products must be removed and disposed of, in accordance with local ordinances.

3.02 Surface Inspection

The assessment and examination of the existing roof system to be restored shall be performed by the Versico authorized roofing applicator or Versico representative. The assessment and examinations shall focus on the condition of the roof surface and the components to be restored.

When in-depth investigation is needed to assess the entire existing roof assembly. A roof consultant shall be obtained by the building owner to conduct such investigation. Investigation shall identify all necessary system repairs prior to commencing restoration work.

Note: Consult **Attachment I** - "Assessment and Investigation" for the applicable guidelines for assessing various roof assemblies.

3.03 Substrate Preparation

A. Do not commence with surface repairs unless all system related issues and imperfections have been addressed by the building owner and their design representative.

B. Clean and prepare surface to receive the restoration coating. Remove all dirt, loose and flaking particles, grease, oil, laitance, pollution fallout, and other contaminants that may interfere withproper adhesion.

3.04 Surface Repair & Detail Work

Refer to Versico Technical Manual for Restoration Coating Surface repairs and detail work.

3.05 Coating Application

A. Do not apply coating if weather conditions will not permit complete cure (24-hour period) before rain, dew, fog or freezing temperatures occur.

B. Using a high-pressure compressed air or an air blower, blow all dust, dirt and other contaminants off the treated roof surfaces.

3.06 Clean up

A. Allow coating to dry before subjecting the surface to traffic. Drying conditions will vary depending on temperature and humidity levels. Consult the specific Product Data Sheets for estimated cure time.

B. When applicable, provide owner representative with instructions on accessing the roof following the coating application.

3.07 Roof Walkways

Refer to Versico Technical Manual for Restoration Coating Roof Walkways

END OF SECTION

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