

Carlisle Owner's Manual



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Carlisle's Roofing Systems

Revisions and Alterations Procedures

Carlisle recommends periodic roof system evaluations to ensure the roofing system is performing as intended. We suggest regular maintenance inspections be conducted by a Carlisle Authorized Roofing Applicator or by someone specially trained in single-ply roofing installations. However, even with the most rigorous reviews, roofing systems can be damaged by flying debris, other trades servicing rooftop equipment, etc. Regardless of how the damage occurs, it is important to understand how to both protect your warranty investment and prolong the life of your roofing system. Following these procedures and recommendations can ensure repairs are performed accurately so that the warranty duration and coverage remain intact.

1. Paragraph 4(a) of the Carlisle Roofing System Warranty states: "This warranty shall be null and void if, after any installation of the Carlisle Roofing System by a Carlisle Authorized Roofing Applicator, there are any alterations or repairs made on or through the roof or objects such as, but not limited to, structures, fixtures, solar panels, wind turbines, roof gardens or utilities placed upon or attached to the roof without first obtaining written authorization from Carlisle."
2. Solar panel installations entail additional documentation and require building owner authorization. Please refer to Carlisle's website to review the proper documentation needed for Photovoltaic installations.

Below is the contact information for Carlisle's Warranty Services Department.

Carlisle SynTec Systems
Attn: Warranty Services
PO Box 7000
Carlisle, PA 17013
Tel: 800-233-0551
Fax: (717) 245-7121 or (717) 245-7181

3. A Carlisle Authorized Roofing Applicator must perform all revision work. It is recommended that the original applicator who installed the roofing system perform the revision work, if possible.
4. The Carlisle Authorized Roofing Applicator must notify Carlisle when the revision work is complete. The form can be found on Carlisle's website under the password protected section titled Warranty Revision/Alteration Procedures.
5. At Carlisle's discretion, a Carlisle Field Service Representative may conduct an inspection to ensure compliance with the current published Carlisle Specifications and Details. The applicator will be notified of the results. Current inspection charges and expenses will apply.
6. When the revision or alteration is completed in compliance with the above procedures, Carlisle will notify the building owner that the warranty is being continued.

Carlisle's Roofing Systems

Care and Maintenance Information

The following maintenance items are the responsibility of the building owner and are not included within the scope of the Roofing System Warranty.

Maintenance Item	Action
Drainage	Keep the roof surface clean at drain areas to avoid clogging. While the presence of ponded water will not void the Carlisle warranty, good roofing practice dictates that water should drain from the roof and that ponded water should evaporate within 48 to 72 hours after a rainfall.
Petroleum Products	Keep all petroleum products (solvents, greases, oils or any liquids containing petroleum products) off the membrane to avoid degradation.
Animal Fats – EPDM Membranes	Do not exhaust kitchen wastes (vegetable oils) or other animal fats directly onto the roof surface. If incidental contact is likely, contact Carlisle for recommendations on membrane type and usage.
Animal Fats – TPO & PVC Membranes	TPO and PVC membranes for restaurant rooftop use will not void the warranty. A rooftop maintenance program must be in place to ensure that accumulations of animal fats/grease are regularly removed and the rooftop surface is cleaned with a mixture of warm soap and water and/or by other approved cleaning methods. See Carlisle's Installation Guide for specific cleaning instructions.
Chemicals	Contact Carlisle if any chemicals come in contact with the roofing membrane. Some chemicals could degrade the membrane or cause swelling.
Foot Traffic	Walkways must be provided if regular traffic is required or if rooftop equipment has a regular thirty (30) day or less maintenance schedule. Exercise caution when not walking on walkways, especially on white membranes (Sure-White® or Sure-Weld®), as ice or frost buildup may not be visible. All membranes are slippery when wet.
Roof Cement	DO NOT USE ASPHALTIC ROOF CEMENT to repair or install rubber membrane. Roof cement contains petroleum products, which may degrade the membrane.
Temporary Repairs	Use Carlisle's Lap Sealant or any good grade rubber caulk to make temporary repairs. Notify Carlisle of this action in writing.
Leaks	<p>Locate the leak and determine if it is a roof membrane leak or a wall, curb, skylight, metal ductwork or plumbing leak. Deterioration or failure of building components that cause a leak is not covered by the warranty. A water leak may be indicated by soft or warped insulation.</p> <p>Physical damage to the membrane or flashing is not covered by the warranty.</p> <p>If the leak is determined to be membrane-related, please notify Carlisle's Warranty Services department at (800)-233-0551 or online at www.carlisesyntec.com; Building Owner Services link.</p>

Carlisle's Roofing Systems Care and Maintenance Information *(continued)*

Maintenance Item	Action
Hypalon and Non-Carlisle Acrylic Coatings	These are maintenance items and are excluded from the Carlisle warranty. Recoat when necessary.
Rooftop Maintenance	When it is necessary for workers to be on the roof to service rooftop equipment, e.g. HVAC units, antennas, etc., workers should be cautioned to use walkways and to exercise care with their tools and equipment to avoid puncturing the roofing membrane.
Roof Alterations	Please refer to the Carlisle Roofing System Revision and Alteration procedures on the preceding page.
Cleaning	Handprints, footprints, general traffic grime, industrial pollutants and environmental dirt may be cleaned from the surface of the membrane by scrubbing with detergent and water, then rinsing with clean water. To maximize reflectivity, white membrane(s) should be cleaned once every two years.
Metal Work	Keep roof maintenance items, such as counterflashing, metal curbs and metal ducts sealed watertight at all time.

The preceding care and maintenance requirements are for Sure-Seal®, Sure-White®, Sure-Weld®, Sure-Flex™ and FleeceBACK® Membrane Roofing Systems. The list is not meant to be exhaustive and is for illustrative purposes only. Carlisle recommends that your maintenance staff and/or maintenance contractor inspect the roof periodically or at least twice a year. The inspection should concentrate on high-risk areas such as roof hatches, drains and around all rooftop equipment as well as general inspection of the entire roof. The inspector should be looking for membrane damage (cuts and tears), oil or Freon leaks, chemical spills or water infiltration into the roofing system.

Compliance with the above-listed care and maintenance requirements will aid in ensuring a durable, watertight membrane roofing system.

Building Maintenance

We are pleased that you purchased a Carlisle roof and would like to provide some recommendations about how to properly care for your roof to ensure long-term performance.

Inspect and maintain your roof on schedule.

Weather, structural movement and stress are constantly attacking your roof. While normal aging will occur on all roofs, problems stemming from neglect, abuse, contamination or accident can result in extensive, costly repairs or premature failure of the roofing system *if not detected early*.

You can add years to the life of your roof by properly maintaining the roof with a regular inspection program to detect minor problems before they become serious. Plan and start an inspection program during the first year your new roof has been installed.

Track your roof maintenance.

An essential element of a good inspection and maintenance program is proper record keeping and documentation. Carlisle recommends restricted access to your roof. Carlisle has provided a maintenance log for your convenience to keep track of who has access to your roof.

The log also includes columns to track two maintenance/inspection events per year. Carlisle recommends that you have your roof inspected twice annually and after a severe storm. Please have your Carlisle authorized maintenance company document the condition of your roof with photographs.

If repair, alteration or retrofit is needed, please see the revisions and alterations procedures included in your owner's manual packet.

Building Owner Services: 866-386-7454

CAUTION:

Roof surfaces may be slippery.
Use extreme caution when
walking on your roof.

Investing in Solutions for Over 50 Years



For over 50 years Carlisle Construction Materials Incorporated (CCM) has been creating solutions for the construction industry. Beginning with single-ply roofing membranes, Carlisle Construction Materials has expanded its strong and progressive manufacturing practices into all aspects of commercial and residential roofing, waterproofing, HVAC and insulation; covering buildings inside and out with quality materials. Carlisle Construction Materials offers manufacturing and distribution nationwide, creating a network of reliable construction material resources across the country.



Division	Contact	Profile	Products
 www.carlislesyntec.com	P.O. Box 7000 Carlisle, PA 17013 (800) 479-6832 Fax: (717) 245-7053	Carlisle SynTec has over 50 years of experience in the commercial roofing industry and is the leading manufacturer of single-ply roofing systems.	<ul style="list-style-type: none"> • Sure-Seal® EPDM • Sure-Weld® TPO • Sure-Flex™ PVC • Insulation • Full line of labor-saving accessories • Sure-White® EPDM • Roof Gardens • FleeceBACK™ • Metal Edge
 www.insulfoam.com	19727 57 th Avenue East Puyallup, WA 98387 (800) 248-5995 Fax: (253) 383-7100	Insulfoam is a leading manufacturer of block-molded expanded polystyrene (EPS) products used primarily as insulation in building and other construction applications.	<ul style="list-style-type: none"> • Roof Insulations • Wall Systems • Foundations and Below-slab • Structural Insulated Panels (SIP)
 www.hpanels.com	15 Franklin Street Portland, ME 04101 (888) 746-1114 Fax: (877) 775-1769	A leading manufacturer of polyisocyanurate insulation, Hunter Panels takes a strong stand offering solutions for roofing, energy and the environment.	<ul style="list-style-type: none"> • InsulBase® • Tapered InsulBase • Cool-Vent • StormBase® • Composite products • Tapered Design Services
 www.carlisleccw.com	900 Hensley Lane Wylie, TX 75098 (800) 527-7092 Fax: (972) 442-0076	Carlisle Coatings & Waterproofing provides leading waterproofing solutions for both the commercial and residential construction markets.	<ul style="list-style-type: none"> • Deck coatings • Drainage systems • Roofing underlayments • Air & vapor barriers