

**WARRANTY NO.:****BUILDING OWNER:****NAME OF BUILDING:****BUILDING ADDRESS:****DATE OF COMPLETION OF THE CARLISLE ROOF GARDEN SYSTEM:****DATE OF ISSUE:**

Subject to all of the project information, promises, terms, conditions, limitations, and disclaimers contained in the Carlisle Golden Seal Total Roofing System Warranty, Serial No (--), and in this warranty, Carlisle Roofing Systems, Inc., warrants the performance of the Carlisle Roof Garden System in the following manner:

#### **MODULAR ROOF GARDEN OVERBURDEN AND MATERIALS WARRANTY**

For a period of -- years from the Date of Completion, upon the report by the Owner of a warranty covered leak in the Carlisle Total Roofing System, Carlisle shall be responsible, at its cost, for the removal and reinstallation of the Carlisle Modular Roof Garden trays on those portions of the Carlisle Modular Roof Garden System required to investigate and respond to the warranty service request. Should Carlisle's investigation reveal the cause of the leak to be outside the scope of the Carlisle Golden Seal Total Roofing System Warranty, overburden removal and reinstallation costs and the subsequent investigation and repair costs shall be paid to Carlisle by the Owner.

#### **VEGETATION WARRANTY FOR MODULAR ROOF GARDEN SYSTEMS SUPPLIED FULLY VEGETATED WITH SEDUMS**

Twelve (12) months subsequent to the date of delivery, the vegetation contained in the Carlisle Modular Roof Garden System shall cover at least fifty percent (50%) of the surface of the system. Twenty-four (24) months subsequent to the date of delivery, the said vegetation coverage shall be at least eighty percent (80%). If the promised coverage is not achieved, Carlisle, will, at its cost, take such steps to bring the coverage to the promised percentages. The value of the remedies necessary to bring the coverage to the promised percentages shall not exceed, singly or in the aggregate, over the twenty-four (24) month period of this warranty option, the original installed cost of the vegetation component of the Carlisle Modular Roof Garden System.

#### **TERMS, CONDITIONS AND LIMITATIONS**

1. The value of the remedies stated above shall not exceed, singly or in the aggregate, over the life of this warranty, the original installed cost of the Carlisle Roof Garden System.
2. The Carlisle Roof Garden System Warranty is contingent upon the exclusive utilization of Carlisle supplied products in this installation. Those products include, but are not limited to: vegetation, growth media, protection fabric, drainage mat, moisture retention mat, root barrier, and, where specified, Carlisle roof garden trays.
3. This warranty shall be null and void if any of the following shall occur:
  - (a) If, after installation of the Carlisle Total Roofing System by a Carlisle Authorized Roof Garden Applicator there are any alterations or repairs made on or through the roof, roof garden or objects such as, but not limited to, structures, fixtures, or utilities are placed upon or attached to the roof without first obtaining written authorization from Carlisle; or
  - (b) Failure by the owner to document the required maintenance of the roof garden. Maintenance to include, but not limited to, those items and procedures listed on Carlisle's Roof Garden Care & Maintenance requirements which accompanies this warranty.
4. Carlisle does not warrant products utilized in this installation which it has not furnished; and specifically disclaims liability, under any theory of law, arising out of the installation and performance of, or damages sustained by or caused by, products not furnished by Carlisle.

5. The remedies stated herein are the sole and exclusive remedies for failure of the Carlisle Total Roofing System or its components. There are no warranties either expressed or implied, including the implied warranties of fitness for a particular purpose and merchantability, which extend beyond the face hereof. Carlisle shall not be liable for any direct, incidental, consequential or other damages including, but not limited to, loss of profits or damage to the building or its contents under any theory of law.

By:

AUTHORIZED SIGNATURE

TITLE: Sr. Manager, Technical and Warranty Services

SAMPLE

## Roof Garden Care & Maintenance Requirements

### Introduction

Carlisle Modular Tray Roof Garden Systems can be a low maintenance feature of a building. Budget and time allowances for Modular Tray Roof Gardens vary dependent on design, e.g., growth media and plant selection. As with any biological system, Carlisle Modular Tray Roof Gardens require proper care and maintenance to thrive and perform as designed.

This attachment outlines Carlisle's recommendations for maintenance on Modular Tray Roof Garden systems in American Horticultural Society (AHS) Plant Heat-Zones 3-8 when a Vegetation Warranty is purchased as part of a Carlisle Total System Warranty. Modular Tray Roof Garden systems installed outside of Zones 3-8 will be addressed on a case-by-case basis. Carlisle's Vegetation Warranty will only remain valid and effective if there is a maintenance plan and/or contract in place for the duration of the warranty period. Maintenance may be accomplished by contracting a landscaping or nursery professional. However, the Owner may elect to self-perform the required maintenance assuming there are adequate and competent personnel able to understand, follow and document the requirements and guidelines set forth in this attachment. Failure to perform and document maintenance as outlined in this attachment may be grounds for termination of the Vegetation Warranty. Any claim made under Carlisle's Vegetation Warranty is contingent upon the Owner's proof and documentation of strict compliance with the maintenance requirements in this attachment.

Care and Maintenance procedures of non-standard Carlisle planting options are project specific and will be the sole responsibility of the building owner to develop and perform.

### Immediately After Installation

1. Fully saturate the entire Roof Garden system to the point of runoff by soaking with conventional overhead sprinklers that are supplied by a ¾" hose.
2. Inspect drains for any foreign debris that may hinder their performance and clear the drains of any such debris.

### Irrigation Requirements

1. Document all maintenance and temporary irrigation performed during the establishment period in TABLE 2.
2. Permanent irrigation may not be required dependent upon the Roof Garden design, geographic region and microclimate where the Roof Garden is to be installed. However, access to water via hose bibs at the roof level is required.
3. Recommended water pressure is 35 psi at a volume flow of 9 gpm. Duration of irrigation events should be 30-45 minutes. Actual water pressure and volume flow will determine irrigation duration during the establishment period. Once runoff is observed, the Roof Garden system is considered to be thoroughly saturated.
4. Commercial overhead sprinklers such as spider stands (PICTURE 1) should be used to provide temporary overhead irrigation.



*Picture 1*

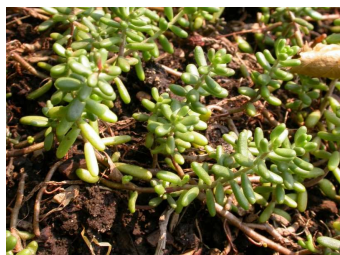
5. Irrigation should be performed early to mid-morning or late afternoon. Never irrigate during evening hours.
6. Temporary overhead irrigation during the establishment period of Carlisle Modular Tray Roof Garden Systems vegetated with sedums, shall follow the recommendations listed in TABLE 1.

TABLE 1. Frequency of temporary irrigation for Modular Tray Sedums\*

	Spring Install	Early Summer Install	Late Summer Install	Fall Install	Winter Install
Number of Weeks after installation	April-May	June-July 15th	July 15th-Sept 15th	Sept 15th-Oct	Nov-Dec
	Number of 30-45 minute irrigation events per week				
1-2	1-2	2	1-2	1	1
3-4	1	1	1	1	1
5-6	0-1	0-1	0-1	0-1	0-1

\*Frequency and duration of irrigation events should be adjusted to account for precipitation

7. It is imperative to closely monitor your Roof Garden system for signs of stress during drought conditions. Drought is defined as prolonged periods of extreme ambient temperatures ( $>90^{\circ}\text{F}$ ) with no precipitation (2-3 weeks). Sedum album (PICTURE 2) is a great indicator plant. If it shows signs of shrinkage, die back, or red/brown discoloration, you must irrigate the system to the point of runoff. Frequency of irrigation will depend on the depth of growth media. Extensive systems (with less than 4" of growth media) will most likely need to be supplemented twice (2X's) as much during drought conditions.



Picture 2

8. For Modular Tray Roof Garden systems installed in climates receiving less than 35 inches of annual rainfall, permanent irrigation is strongly recommended. This decision will be heavily influenced by the system design and microclimate conditions.

9. The decision of whether or not to install a permanent irrigation system is highly dependent upon the geographic region, microclimate, growth media depth, water retention layer and plant selection. All Modular Tray Roof Gardens will require temporary irrigation during the establishment period and during drought conditions. If the project budget allows, a permanent irrigation system can be set to easily facilitate watering during these periods through the use of timers and rain/soil moisture sensors.

- a. If a permanent irrigation system is installed, the system must be flushed prior to the first freeze to prevent the lines from bursting.
- b. Prior to re-commissioning the irrigation system in the spring, check the system for leaks and perform any repairs as needed. This is also the appropriate time to verify the functionality of timers and soil moisture sensors.

### Sedum Remediation and Propagation

It is natural for bare spots to develop in a Roof Garden because plants have evolved to compete for space and resources. Should a bare spot develop and the Owner feels that action is required; remediation of these areas

can be easily facilitated by harvesting your own cuttings. Cuttings are the top growth of a sedum plant and may be harvested one month after the spring growth flush. Cuttings should not be taken from plants under stress and should never be more than 50% of the existing growth.

1. Cut 35-50% off the top of the existing sedum growth (PICTURES 3 & 4)
2. Generously broadcast the cuttings across bare spots (PICTURE 5)
3. Cuttings must remain moist, water cuttings thoroughly for one month



*Picture 3/4/5*

### **1st Year Maintenance**

1. Document all 1st Year Maintenance in TABLE 3.
2. One month after planting, all weeds and non-specified plant material must be pulled from the growth media and removed from the rooftop before weeds flower and develop seed heads.
3. Carlisle does not allow the use of herbicides on its Modular Tray Roof Garden systems. Potential interactions between roofing membranes and herbicides, organic or nonorganic, have not been determined. The use of herbicides on a Modular Tray Roof Garden will void your warranty. Weed removal and prevention is to be accomplished through hand weeding only.
4. A minimum of one weeding event should be performed every month after installation.
5. During weeding events roof drains must be inspected and cleared of any debris.
6. After the growing season and prior to the winter months, spent vegetation may be trimmed down. Cuttings and trimmings should not be removed from the roof as they will act as mulch and return nutrients to the system in preparation for the next growing season.
7. If the Modular Tray Roof Garden is accessed during the winter months, de-icing products must not be used in the vicinity of the vegetation. Salts or de-icing chemicals will harm the vegetation.
8. Any snow removed from pavers or walkways should be distributed evenly across the Modular Tray Roof Garden to prevent potentially damaging the vegetation.
9. Should it be necessary to remove snow from the Roof Garden, care will need to be exercised to ensure that the modular tray does not become damaged or that the vegetation layer is not damaged or inadvertently removed.

### **2nd Year and Onward Maintenance**

1. Document all 2nd Year Maintenance in TABLE 4.
2. The spring growth flush is the period during which plants wake up from their winter dormancy. The occurrence of this period varies by geographic location and seasonal weather conditions, but typically coincides with the appearance of bulbs such as Daffodils and Tulips. After the 12 month anniversary date of the Roof Garden installation, and annually thereafter, a soil test should be performed approximately 2-3 weeks prior to the spring growth flush. For example; if the Roof Garden was installed in October of 2020, the first annual soil test would need to be performed 2-3 weeks prior the spring growth flush of 2022. Small individual samples should be collected from across the Roof Garden to provide a broad spectrum of the media condition.



1-2 cup samples should be collected from 5-15 separate locations, depending on the area of the Roof Garden. These individual samples should be labeled and sealed in plastic bags or test kits. Carlisle recommends that the samples be sent to Pennsylvania State University's Agricultural Analytical Services Laboratory for the following tests:

- Saturated paste pH
- Salts
- Nutrients
- Percent Solids
- Organic content

Growth media testing information can be viewed at the link: <https://agsci.psu.edu/aasl/green-roof-media-testing>

Contact information and mailing address:

Agricultural Analytical Services Laboratory  
Penn State University  
University Park, PA 16802  
814.863.0841  
[www.aasi.psu.edu](http://www.aasi.psu.edu)  
<http://www.aasl.psu.edu/Greenroof.html>

3. Sedums thrive in poor soils with low nutrient levels and do not require excessive fertilization. However, should the soil test indicate that the Modular Tray Roof Garden's growth media requires amendment; Carlisle recommends the use of granular slow release organic fertilizer. Fertilizer should be applied as necessary to return the growth media to original organic content. A single fertilization event should occur in the spring depending on the results of the annual soil test.
4. The Modular Tray Roof Garden system should receive a minimum of one weeding event every three months.
5. During weeding events roof drains must be inspected and cleared of any debris.
6. After the local trees have dropped their leaves, a final weeding event and general inspection must be performed. All debris must be removed from the Modular Tray Roof Garden and drains must be given a final inspection for the season.
7. If the Modular Tray Roof Garden is accessed during the winter months, de-icing products must not be used in the vicinity of the vegetation. Salts or de-icing chemicals will harm the vegetation.
8. Any snow removed from pavers or walkways should be distributed evenly across the Modular Tray Roof Garden to prevent potential damage to the vegetation.
9. Should it be necessary to remove snow from the Roof Garden, care will need to be exercised to ensure that the vegetation layer is not damaged or inadvertently removed.

### **Photographic Documentation**

Carlisle's Vegetation Warranty requires that photographic documentation be provided for support throughout the term of the warranty, typically for a period of twenty-four (24) months. Photographs need to be of sufficient quality and resolution to accurately depict the conditions of the Roof Garden. The number of photographs will vary by project size, but the quantity submitted should cover the majority of the Roof Garden area. Failure to provide sufficient photographic documentation may be cause for termination of the Vegetation Warranty. Carlisle requests that pre-winter and spring growth flush photographs be provided. Photographs are to be submitted to [vegetation@carlisesyntec.com](mailto:vegetation@carlisesyntec.com) along with project name, location and date. The schedule for providing photographs is as follows:

- Immediately following tray installation (if multiple roof areas - photos of each roof area shall be taken as the areas are installed)
- 1 Month
- 3 Months
- 6 Months
- 12 Months
- 18 Months
- 24 Months

TABLE 2. Temporary Irrigation & Maintenance during Establishment Period

Roof Garden Installation Date: \_\_\_\_\_

Performed By	Date	Week#	Activity	Observations/Duration
Example: ABC Green Roofing Maint. Co.	7/21/2020	1	Irrigation Event	Growth media slightly moist prior to irrigation. No weeds present.
			Irrigation Event	
			Irrigation Event	
			Irrigation Event	

\*Add rows as necessary to provide adequate documentation.

TABLE 3. 1st Year Maintenance

Roof Garden Installation Date: \_\_\_\_\_

Performed By	Date	Activity	Observations/Duration
Example: ABC Green Roofing Maint. Co.	8/21/2020	Supplemental Irrigation due to 15 days of >92° and no rain	Vegetation appears heat stressed. Red/brown foliage. Watered for 40 min. until fully saturated.
		Weeding Event 1	
		Roof Drains Inspected	
		Weeding Event 2	
		Roof Drains Inspected	
		Weeding Event 3	
		Roof Drains Inspected	
		Weeding Event 4	
		Roof Drains Inspected	
		Supplemental Irrigation During Drought Conditions (if required)	

\*Add rows as necessary to provide adequate documentation.

TABLE 4. 2nd Year Maintenance  
 Roof Garden Installation Date: \_\_\_\_\_

Performed By	Date	Activity	Observations/Duration
		Annual Soil Test	
		Weeding Event 1	
		Roof Drains Inspected	
		Weeding Event 2	
		Roof Drains Inspected	
		Weeding Event 3	
		Roof Drains Inspected	
		Weeding Event 4	
		Roof Drains Inspected	
		Supplemental Irrigation During Drought Conditions (if required)	

\*Add rows as necessary to provide adequate documentation.