


STONE COATED ROOFING

Boral Roofing
Build something great.™

Warranty & Maintenance Guide



Congratulations!

You are a proud owner of a new Boral Steel® roof!

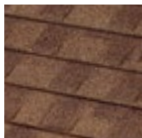
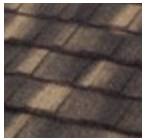


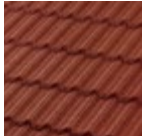
You have purchased a roof that with proper maintenance, may very well last the life of your structure. You are also supported by an industry best warranty – Boral's exclusive 50-year limited, Fully Transferable Warranty.

Boral's foremost goal is to provide a superior roof. We are committed to educating our customers about the proper maintenance of their new roofs to provide a lifetime of worry-free protection. This document was

created to answer frequently asked questions and provide maintenance guidelines. Please read this important information and keep this document with your warranty for future reference.

If you have additional questions, please feel free to contact us at 800.669.8453 or visit our website at BoralRoof.com for a comprehensive list of frequently asked technical questions.

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COTTAGE Shingle | Barclay HD

Maintaining Your Roof

Mildew, algae and moss

We recommend that a professional cleaning company be used, so that you avoid the dangers associated with walking on a roof.

Many climates across the country are conducive to mildew, algae and moss growth on everything from glass, stucco, siding and driveways, to roofing products including stone coated steel panels. While this growth can result in a dirty surface appearance, it can be treated to restore the original look.

Mildew, algae and moss do not grow directly on the panel but grow on the accumulation of dust and other organic materials that settle on the panel. When enough cycles of heat, moisture and light are present, these spores start to grow.

Many environmental variables effect the potential for this organic growth. The location of the house, the direction the house is facing to the sun, the pitch of the roof, and the quantity of trees, canals and lakes in the area, or even the industry that is nearby, can contribute to organic growth.

While research continues, currently there is no known manufacturing procedure or job site coating that would have any long-term preventative effect on this condition.

Fortunately, mildew, algae and moss can be removed or treated. If the growth returns, the treatment can be repeated as necessary.

Cleaning

Boral Roofing recommends that you hire an experienced professional to clean your roof.

The following method is recommended to properly pressure clean the surface of your roof to remove dirt, algae, mildew or moss.

In most applications a pressure cleaner set at a maximum of 1000 psi should be used. The tip of the nozzle of the pressure cleaner should be kept approximately one foot from the panel surface. The limited pressure and distance from the panel is used to prevent damaging the surface. Most modern pressure cleaners have an induction system to deliver a 10% solution of chlorine to water. This will help to temporarily remove the mildew, algae or moss when using the recommended reduced pressure.

Salt Spray: In most regions, where salt spray reaches the roof surface, the annual rainfall is typically enough to remove the buildup of salt that may land on the roof. However, in areas of the building's construction where rain does not typically fall, such as below overhangs or behind parapet walls, the concentration of salt may lead to premature

failure of the panels, flashing or fasteners. In areas that have significant salt spray that may buildup on the roof surface, it will be necessary to rinse these areas with clean, non-saltwater, to remove the salt to prevent its accumulation and concentration.

Warning about Cleaning:

- When using any cleaning agent, it is recommended to trial the selected material in a small inconspicuous location to ensure that the material is compatible with the roofing surface.
- It is also important to know how the cleaning agent may affect vegetation in run-off locations.
- Boral Roofing assumes no liability for damage caused to the roofing material or nearby vegetation that may occur from cleaning of the roof.

Spot Roof Cleaning, Bird Droppings, General Dirt & Debris

- Prepare a Cleaning Solution - Begin by filling an empty spray bottle with a mixture of hot water and mild detergent.
- Apply the Cleaning Solution - Apply the blended cleaning solution to any dropping-laden / dirty areas of the roof. After allowing the cleaning solution to sit for several minutes, use a soft bristle brush while rinsing with water to remove the bird droppings / dirt. Repeat this step as necessary.



Weathering effects

Boral Roofing stone coated steel panels will be subjected to the worst nature can offer. The combination of elements that destroy most other roof coverings over time will not, however, seriously affect the protective properties of Boral Steel® roofing panels. Over time, the surface of any product left unattended will show signs of aging, and stone coated steel panels are no exception.

Dissimilar Metal Corrosion*: When two different metals are in contact and moisture is present, one metal is relatively protected while the other suffers accelerated corrosion. A similar effect commonly occurs with water flowing over dissimilar metals. This form of corrosion is commonly found:

- Where water is discharged from copper or brass systems over a galvanized or Zincalume® steel roof,
- Where unpainted lead flashings are applied directly to Zincalume® steel products or
- Where fasteners are incompatible with the roofing material.
- Any electrical contact between dissimilar metals should be avoided, e.g. wet leaves making contact between copper gutters and Zincalume® steel roof panels.

*These conditions must be avoided, to maintain the integrity of the Boral Steel system, and the use of such will void the Boral Warranty.



Maintaining Your Roof

Choosing a contractor

Regardless of whether you just want your roof inspected, (which should be done every couple of years), or have specific repair needs, you should take some precautionary steps in selecting a roofing contractor.

If your roof is still under warranty from the original installation, contact the original contractor for all inspections or repairs so that your original contractor's warranty is not voided.

Ensure that your contractor secures any necessary permits before any work begins, or you will be responsible for any code violations.

Even considering its unsurpassed durability, a Boral Steel® roof does require regular maintenance to continue to perform optimally. Replacing damaged panels, removing algae, mildew and moss, or cleaning your roof are all vital steps in maintaining its aesthetic and protective qualities for years to come.

Choosing a professional roofing contractor for repairs and maintenance is the best method to ensure your safety and the longevity of your roof.

If your roof is no longer under installation warranty from your contractor, take the following steps to find a contractor:

- Check online for contractors with a track record of success.
- Check with the yellow pages for contractor listings. Contact the Better Business Bureau in your city for any complaints lodged against contractors before contacting any contractors.
- Get 2 or 3 bids in writing.
- Select a contractor that has specific experience with BoralSteel® roofing.
- Check the licensing and insurance coverage of the contractor you are considering using.



Confidence and security

Boral Steel® Roofing products offer:

- Class A Fire Rating. (When installed in compliance with the appropriate Boral Steel® product approval).
- Class-4 impact resistance, which may qualify for insurance premium reductions (see Warranty for specifics).
- Hail penetration warranty coverage for hailstones up to 2.5" inches in diameter, (see Warranty for specific information).
- 50-year limited, Fully Transferable Warranty (the "Warranty").
- Energy-efficiency year-round.
- Wind resistance up to 120mph winds using standard fastening patterns, (see Warranty for specifics).
- A full range of colors and styles that harmoniously complement the design of your home.
- A practical investment that adds substantially to the value of your property.
- Limited maintenance translating into lower product life cycle costs.



Enjoy your new Boral Steel® roof - you've made a great investment!



Avoid walking on your panel roof unless it is absolutely necessary

Do not walk on your roof unless you have adequate fall protection. Caution should be exercised to ensure your personal safety and prevent damage to roof panels that may void your warranty. Roof traffic is specifically mentioned in the Special Exclusions section of your warranty. There are certain methods of traversing the roof that may minimize damage. It is recommended you step at the bottom three inches of the installed panel, in the deepest recess of the profile, close to the nose section. This section is supported by the lapped panel beneath it and the weight is then transferred through it to the deck below.

Keep in mind that activities such as gutter cleaning and holiday light hanging can be accomplished from a ladder rather than walking on your roof. Ladder braces may be attached to avoid damage to your gutters and roof panels.

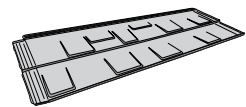
Remember the following tips:

- Orient your feet in a horizontal direction. Try to distribute your weight evenly and walk as softly as possible.
- Wear soft soled shoes.
- If service/trade persons need to access the roof, inform them that the roof is a steel tile roof, and if need be, inform them of where they should be walking on the roof.
- A great option is to use walk pads to distribute your weight over a larger area. Pads may be fabricated in several ways but are typically made from sheets of plywood cut into 24" x 24" sections. The underside of these pads should be fitted with softer material such as carpet or rigid foam that will help distribute the weight and prevent slippage.



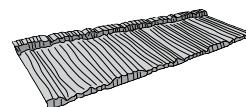
Maintaining Your Roof

General Panel Information in Event of Having to Walk on Roof



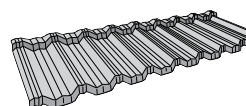
GRANITE-RIDGE Shingle

This low-profile panel easily supports walking on the roof.



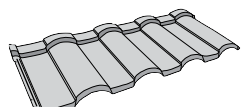
PINE-CREST Shake

The deep wood grain impressions create a strong panel that can be walked on by placing your feet over the nose area (front edge) of each course where it overlaps with the panel beneath.



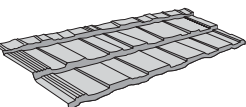
PACIFIC Tile

The scalloped shape allows walking on the panel by placing your feet in the wide scalloped sections at the nose (front edge) where the panel overlaps the one beneath.



BARREL-VAULT Tile

The timeless look of true Spanish tile can be walked on by placing your feet in the curved lower sections of the panel at the nose (front edge) where it overlaps the panel beneath.



COTTAGE Shingle

Provides a multi-tone high-definition 2-course stone coated steel design in a direct-to-deck panel perfect for any home. The COTTAGE Shingle can easily be walked on by placing your feet over the nose area (Front edge) of each course where it overlaps with the panel beneath.



CORRECT



INCORRECT

NOTE: Avoid walking on or near the panel side-lap.



BARREL-VAULT Tile | Charcoal

Aesthetic Repairs



PACIFIC Tile | Timberwood

Repair of Scuffed Panels

Periodically, it may be necessary to repair small damaged areas of stone coated panels or accessories. To repair these areas, Boral offers for purchase a Touch-Up Kit that consists of the following items:

- 1- 8 oz. Plastic Squeeze Bottle of Basecoat
- 1- Sealed 3 lb. Bag of Stone Chip
- 1- Small Detail Brush

The surface of the repair should be clean and dry prior to any repair being attempted. To ensure adequate drying of the repair, the ambient temperature should be at least 50° F and Relative Humidity below 85%. The acrylic basecoat is applied with care to only the damaged area of the panel being repaired. The wet basecoat coating is then completely covered with stone chip and any excess chip is to be blown off.

Over Glaze Field Application

If any panels do not have over glaze, or they have larger areas requiring glaze they can be easily field coated by using standard Clear Acrylic Aerosol spray (see product example at right) available from most hardware stores. Follow spray can directions for correct ambient temperature /environment conditions and lightly spray affected panel(s). This process can be performed with the panels already fastened in-place on the roof. Appropriate masking should be done to avoid applying additional clear coating to already glazed materials.

Warning

For all touch-up repairs use only the Boral 'Touch-Up' kit. Do not use colored spray paint as this will fade and leaves an unsightly marked area on the roof.





BARREL-VAULT Tile | Sunset Gold



Boral Steel™ Limited Fully Transferable Warranty

This express limited warranty (the "Warranty") covers performance of individual stone coated steel panels ("Product(s)") manufactured entirely by Boral Roofing LLC ("Boral") or an affiliate of Boral. Boral does not warrant any accessory materials. Boral does not warrant any products which are not manufactured by Boral or a Boral affiliate. Boral does not warrant installation labor provided by others.

LIMITED WARRANTY FROM CERTAIN DEFECTS: Boral warrants that each Product will be free from the specific manufacturing defects which would result in the damages specified below for fifty (50) years from the time the Product is installed on a residence or other building (the "Property"). Boral specifically warrants: 1) the Product will maintain its surface coating appearance except for normal weathering (normal weathering may include minor granule loss or minor fading); 2) the Product will withstand winds of up to one hundred and twenty (120) miles per hour; 3) the Product will not warp, lift or curl when installed in accordance with the applicable local code and Boral's installation standards and instructions found at www.boralroof.com ("Boral's Instructions"); and (4) the Product will not be penetrated by hailstones less than two and one-half inches (2 1/2") in diameter.

REMEDY: If any Product is found to exhibit the specified defects covered under this Warranty, Boral shall at its option repair or replace the Product or refund the purchase price of the Product. If Boral chooses to replace the defective Product, Boral's liability shall be limited 1) for the first 20 years of the Warranty period, to furnishing replacement Product for each defective Product and the reasonable cost of labor for replacement of the defective Product(s); 2) for years 21 through 50 of the Warranty period, Boral will furnish replacement Product for each defective Product but will not be liable for any costs of labor for such replacement. Boral reserves the right to remove or have removed sufficient undamaged Products for examination before providing any replacement Product or reimbursement. Boral will attempt to replace defective Product with new Product having the same color and design; however, color variations may exist between Products manufactured at different times and Boral may discontinue or change the design of a particular Product profile. In any event, Boral reserves the right to replace the defective Product with Product of similar design and color. Any repair or replacement of defective Product shall not extend the term of this Warranty. This Warranty shall be void if anyone makes repairs or modifications to Products that are not first approved in writing by Boral, except for necessary emergency repairs.

REGISTRATION AND TRANSFER: This Warranty may be registered by Buyer at www.boralroof.com. This Warranty automatically transfers to any subsequent owners of the Property during the term of the Warranty, but the sale or transfer of the Property does not obviate any terms or conditions set out herein in order to obtain or maintain Warranty coverage.

SPECIFIC EXCLUSIONS: This Warranty does not cover (a) damage to Product(s) caused during installation or by improper installation (including, but not limited to, failure to install in accordance with appropriate local building codes and acceptable trade practices in the specified area or failure to follow Boral's Instructions); (b) damage to the Product(s) caused by roof traffic or foreign objects falling on the roof; (c) damage to the Product(s) or Property caused by hurricanes or tornadoes with wind speeds in excess of one hundred twenty (120) miles per hour or damage caused to Product(s) from debris contact resulting from hurricane or tornado force winds; (d) damage to Product(s) caused by other acts of God; (e) damage to Product(s) caused by climate-specific conditions (including, but not limited to, mold, mildew or other growth); (f) damage to Product(s) caused by any failure or movement of any structural elements of the Property; (g) color fading, color changes or variations of the color hue or physical deterioration of the color for any reasons including, but not limited to weathering, oxidation, air pollutants or improper cleaning.

THE FOREGOING IS THE ENTIRE EXPRESS LIMITED PRODUCT WARRANTY OF BORAL FOR THE PRODUCT(S). BORAL HEREBY DISCLAIMS ALL OTHER EXPRESS, IMPLIED AND STATUTORY WARRANTIES WHERE ALLOWABLE BY LAW FOR THE PRODUCT(S) INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

LIMITATIONS ON LIABILITY: BORAL SHALL IN NO EVENT BE LIABLE UNDER ANY CIRCUMSTANCES FOR INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES, FOR LOST PROFITS OR FOR ANY DAMAGES TO ANY PROPERTY OR ITS CONTENTS OR ITS OCCUPANTS.

No person, employee, agent or otherwise, is authorized to vary or change the terms of this Warranty either orally or in writing, and any statements contained in Boral's general advertising pamphlets or other printed materials do not constitute a warranty and shall not be binding on Boral except as expressly set forth in this document.

CLAIMS PROCEDURE: Claims under this Warranty will be honored only if the following conditions are met: (1) proof of purchase is provided; (2) Boral is notified within thirty (30) days after the facts on which the claim is based became known; and (3) Boral has an opportunity to investigate and approve the claim. Claims may be submitted online at www.boralroof.com.

This Warranty gives the owners of the Property covered by this Warranty specific legal rights, and they may have other rights which may vary from state to state. If the laws of a particular state require terms other than or in addition to those contained in this Warranty, this Warranty shall be deemed modified so as to comply with the appropriate laws of such state, but only to the extent necessary to prevent the invalidity of this Warranty or any provision of this Warranty or to prevent the imposition of fines, penalties or any liability.

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For further information concerning your Warranty, contact: askcustomerservice@boral.com or call Boral Roofing at 800.237.6637.

ABOUT BORAL ROOFING

Boral Roofing LLC is a subsidiary of Boral USA and is the country's largest premium provider of complete roofing and re-roofing solutions for architects as well as commercial and residential builders. Boral Roofing operates manufacturing plants throughout the U.S.

ABOUT BORAL NORTH AMERICA

Headquartered in Roswell, Georgia, Boral North America is a leader in key construction materials and building products markets with operations across the USA, Canada and Mexico. In 2017 Boral acquired Headwaters Incorporated, expanding Boral's product offering and manufacturing and distribution footprint across North America. In construction materials, Boral has a national footprint and industry-leading position in the processing and distribution of fly ash – a by-product of coal combustion.

In building products, Boral manufactures and supplies cladding, roof tiles, windows and other light building products for residential and commercial markets nationally. Boral's manufactured stone veneer includes leading brands Cultured Stone® by Boral®, Boral Versetta Stone®, Eldorado Stone™, Dutch Quality Stone and StoneCraft. Boral's light building products portfolio includes Boral TruExterior® Siding & Trim – a pioneer of the innovative poly-ash category of exterior building products – as well as shutters, gable vents, mounting blocks and tool systems. In roofing, Boral is a leading manufacturer of clay and concrete roof tiles, and also produces composite polymer and stone-coated metal roof tiles.

Boral also has a 50% share of the Meridian Brick joint venture, a leading clay and concrete brick manufacturer which was formed with Forterra Brick in 2016.

BORAL CUSTOMER SERVICE

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