

## ZIP SYSTEM™ ROOF COMMERCIAL LIMITED WARRANTY

---

### 1. Definitions

For purposes of this limited warranty (this “warranty”), the following definitions are used:

“HEW” means Huber Engineered Woods LLC.

“ZIP System Assembly” means ZIP System® 7/16”, 1/2”, or 5/8” roof panels (excludes ZIP System® R-sheathing panels) with panel seams sealed using ZIP System™ flashing tape and/or ZIP System™ liquid flash.

“Original Owner” means the original owner of the Commercial Structure incorporating the ZIP System Assembly.

“Registered User” means either (i) the original builder who purchased the products constituting the ZIP System Assembly installed on a Commercial Structure or (ii) the Original Owner, who has, in each case, and for each Commercial Structure or, if the applicable Commercial Structure is part of a Project, for each Project Phase, properly registered for this warranty at <http://www.huberwood.com/commercial-warranties/registration> prior to installation of the ZIP System® panels on the Commercial Structure.

“Standard User” means either (i) the original builder who purchased the products constituting the ZIP System Assembly installed on a Commercial Structure or (ii) the Original Owner, who, in each case, does not otherwise meet the definition of a Registered User.

“User” or “you” means the Registered User and/or Standard User, as applicable.

“Commercial Structure” means (i) a Type V or Type III building designed and permitted under the International Building Code (as it may be updated or amended from time to time) or governing commercial code or a townhome designed and permitted under the International Residential Code (as it may be updated or amended from time to time) or governing commercial code, (ii) located in the United States, and (iii) not covered by the ZIP System Roof Residential Limited Warranty. For the avoidance of doubt, any Commercial Structure must be compliant with International Building Code Table 601 to be eligible for this warranty.

“Phase” means a predetermined grouping of Commercial Structure(s) designed as a separate stage of a Project.

“Project” means one or more Commercial Structures designed as one development and constructed in one or more Phases.

“Warranty Period” means 30 years from the date of installation of the ZIP System Assembly.

“Delaminate” means the visible separation of: (a) the overlay from the OSB or plywood base panel; or (b) the wood strand layers of the base OSB or veneer layers of the base plywood panel that reduces the panel’s load-carrying capacity. Minor surface characteristics such as loose or folded surface flakes or minor localized edge checking or aesthetic imperfections (including, without limitation, telegraphing of panel seams through finished roof coverings) do not qualify as delamination.

“Proper installation”, “properly installed” or terms of similar import mean products installed in accordance with the most restrictive of the requirements of (i) the application and installation instructions and guidance specified by HEW (or for third-party products, the manufacturer of such products), (ii) local

### SALES OFFICE

10925 David Taylor Drive, Suite 300 | Charlotte, NC 28262  
huberwood.com | P 800.933.9220 | F 704.547.9228

building code applicable at the time of construction, (iii) the government agency having jurisdiction or (iv) the engineer or architect of record. Products that have not been installed in accordance with the preceding sentence shall be considered improperly installed.

## 2. Who is covered by this warranty and for how long?

HEW extends the warranty set forth in Section 4 to Users for the Warranty Period.

## 3. Is this warranty transferable?

This warranty is for the sole benefit of the User. In the case of a Registered User only, this warranty is transferable by the Original Owner one time during the first 5 years of the Warranty Period and terminates upon any subsequent transfer of the Commercial Structure by the new owner. For Standard Users, this warranty is not transferable and terminates upon any transfer of the Commercial Structure by the Original Owner. Any warranty to the builder is not transferable.

## 4. What is covered by this warranty?

HEW warrants to Users that, during the Warranty Period, the ZIP System Assembly installed as part of the original Commercial Structure shall perform as set forth below:

- (a) the ZIP System Assembly will perform as reasonably required of an underlayment pursuant to Section 1507.1.1 of the 2021 International Building Code;
- (b) the ZIP System® panels will comply with the performance requirements set forth in the version of the U.S. Dept. of Commerce Voluntary Product Standard PS2 (for oriented strand board panels) or U.S. Dept. of Commerce Voluntary Product Standard PS1 (for plywood panels) in effect at the time of installation; and
- (c) the ZIP System® panels will not Delaminate.

## 5. What happens if I do not register my project?

In the event an individual or entity, for any reason, does not satisfy the definition of a Registered User, such person shall be considered a Standard User (but only if they meet the definition of a Standard User), the warranty shall not be transferable as set forth in Section 3 and the liability limits set forth in Section 7(b) shall apply. All other terms and conditions of this warranty shall remain the same.

## 6. What is *not* covered by this warranty?

This warranty applies only to ZIP System® panels, ZIP System™ flashing tape and ZIP System™ liquid flash manufactured on or after October 4, 2021 and used in roofing applications in a Commercial Structure. This warranty supersedes any previous warranties offered for such products. For the avoidance of doubt, ZIP System® panels are NOT warranted for use in roofing applications in Canada.

This warranty shall not cover the following (or any conditions related thereto):

- (a) the usage of any combination of panels or seam-sealing components that do not meet the requirements to be a ZIP System Assembly;
- (b) products not properly installed including, but not limited to, the use of ZIP System® panels that have been exposed without a finished roof covering for greater than 180 days from the date of the commencement of installation of the panels;

### SALES OFFICE

10925 David Taylor Drive, Suite 300 | Charlotte, NC 28262  
huberwood.com | P 800.933.9220 | F 704.547.9228

- (c) installation of products in manufactured housing applications that conform to a federal building code administered by the U.S. Department of Housing and Urban Development;
- (d) installation of products in structures that are not new Commercial Structures, or which do not conform with all applicable building codes and industry standards;
- (e) products not installed as part of the original Commercial Structure construction;
- (f) products removed from their original installation and reused;
- (g) misapplication, abuse, or mishandling of products;
- (h) casualty (such as, but not limited to, in-transit damage, fire, flood, natural disaster or other acts of God, mold, mildew, or insect damage);
- (i) damage caused by persons other than HEW;
- (j) alteration of the structure;
- (k) corrosive elements;
- (l) use of the panels in any exterior or outdoor application (other than roof sheathing as permitted by HEW installation instructions), including, without limitation, decks, exterior walkways, balconies, or sheds;
- (m) alteration of any component of the ZIP System Assembly, such as, but not limited to, introduction of chemical treatments, coatings or films
- (n) damage to, or deterioration of, the exterior roof covering or any additional roof layers above the ZIP System Assembly, or similar causes; or
- (o) warranty claims which HEW was not notified of strictly in accordance with Section 8 below.

## 7. What are your remedies under this warranty?

HEW's liability to the User under this warranty is limited to the repair or replacement, at HEW's option, of HEW materials giving rise to the failure to comply with the applicable warranty. In no event will HEW be liable for any amount in excess of the lesser of:

- (a) **For Registered Users:** (i) \$10 per square foot of ZIP System Assembly or (ii) \$500,000 for the entire Commercial Structure or, if a Commercial Structure is part of a Project, for the entire Project; or
- (b) **For Standard Users:** (i) \$5 per square foot of ZIP System Assembly or (ii) \$100,000 for the entire Commercial Structure or, if a Commercial Structure is part of a Project, for the entire Project.

Warranty claims may only be brought during the Warranty Period, and the Warranty Period is not extended if HEW replaces or repairs the HEW products giving rise to the claim. HEW may change the availability of this warranty at its sole discretion, but any changes will not be retroactive.

## 8. How do you obtain warranty service?

In order to obtain service under this warranty, the User must provide written notice of a warranty claim to HEW at the address provided below, no later than 30 days after discovery of the condition giving rise to a claim and provide an original invoice evidencing the purchase and use of a ZIP System Assembly. The User must give HEW a reasonable opportunity to evaluate the problem and inspect the ZIP System Assembly prior to any alteration, change or repair. The User must, at its expense and risk, remove and replace any building components that cover or otherwise limit access to the HEW products. In the event that HEW elects to replace the HEW products, the User must, at its expense and risk, install the replacement HEW products. The User shall be solely responsible for selecting contractors to perform any repair or replacement work approved by HEW in accordance with the terms of this warranty, and HEW shall only be required to reimburse the User for the reasonable cost thereof.

### SALES OFFICE

10925 David Taylor Drive, Suite 300 | Charlotte, NC 28262  
huberwood.com | P 800.933.9220 | F 704.547.9228

## 9. DISCLAIMER OF OTHER WARRANTIES AND LIMITATIONS OF LIABILITY

EXCEPT AS SET FORTH ABOVE, THE PRODUCTS ARE SOLD “AS IS.” THE REMEDIES DESCRIBED ABOVE ARE YOUR SOLE AND EXCLUSIVE REMEDIES AND HEW’S ENTIRE LIABILITY FOR DEFECTS IN OR FAILURES OF THE PRODUCTS OR ANY BREACH OF THIS WARRANTY. HEW SHALL NOT UNDER ANY CIRCUMSTANCES, WHETHER IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE, BE LIABLE FOR ANY INDIRECT, CONSEQUENTIAL, INCIDENTAL, SPECIAL OR PUNITIVE DAMAGES OR LOSSES, INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS, LOSS OF PROPERTY VALUE OR LOSS OF USE OF PROPERTY.

SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE ABOVE LIMITATIONS OR EXCLUSIONS MAY NOT APPLY TO YOU. OTHER THAN THE WARRANTIES SET FORTH HEREIN, HEW SPECIFICALLY DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. SOME STATES DO NOT ALLOW DISCLAIMER OF IMPLIED WARRANTIES, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU. TO THE EXTENT SUCH WARRANTIES CANNOT BE DISCLAIMED, HEW LIMITS THE DURATION AND REMEDIES OF ALL IMPLIED WARRANTIES, INCLUDING WITHOUT LIMITATION THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, TO THE DURATION OF THIS EXPRESS WARRANTY. SOME STATES DO NOT ALLOW LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY LASTS, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU. THIS WARRANTY GIVES YOU SPECIFIC LEGAL RIGHTS AND YOU MAY ALSO HAVE OTHER RIGHTS, WHICH VARY BY JURISDICTION.

## 10. Contact Us

For copies of this warranty or of the applicable HEW application and installation instructions and guidance or U.S. Dept. of Commerce Voluntary Product Standard PS2 or PS1, or if you have any questions, please contact HEW at the address, phone number or website indicated below. Please include the approximate date of construction of the Commercial Structure.

---

### SALES OFFICE

10925 David Taylor Drive, Suite 300  
Charlotte, NC 28262

[huberwood.com](http://huberwood.com)

P 800.933.9220

F 704.547.9228