



ENVIRONMENTAL ROOFING COMPONENTS

ERC WET ROOF RIDER WARRANTY

Environmental Roofing Components (ERC) additionally warrants to the Building Owner named below with this special limited “Wet Roof Substrate Rider Warranty,” for the areas defined in the Roof Moisture Survey attached to this rider, once permeated, under the ERC WV, the roof assembly will dry in ____ years.

If the existing “Wet Roof Substrate” has not dried over the specified time period, ERC, at its option, will remove and replace the wet roof substrate or add additional new dry insulation at no cost to the Building Owner to achieve the dry “R” value of the original roof substrate.

Building Name:		
Building Section:		
Phone:		
Street:		
City:	State:	Zip:
Building Owner:		
Phone:		
Street:		
City:	State:	Zip:

Warranty Period	
Warranty Length	years.
Expiration Date:	
Square Feet:	
Serial #:	Roofing Contractor:
ERC Company Officer	Approved Installation Date



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ERC “Wet Roof Rider” Terms and Conditions

1. The existing wet roof areas are identified by moisture detection survey. (Infrared or Nuclear).
2. The existing wet roof areas are permeated for water vapor transmission as follows:
 - A. On monolithic roof decks and air permeable roof decks with a vapor barrier or air barrier the existing wet roof membrane surface is cut: With a roof saw two feet or less on center into the wet substrate, these grooves will allow entrapped water vapor in the wet substrate to permeate up into the ERC re-roof assembly to then be exhausted out of the roof through the equalizer valves.
Note: The saw cut grooves must not go through the deck, air barrier, or vapor barrier on air permeable roof decks allowing internal building air to egress up into the new ERC re-roof assembly.
 - B. On air permeable roof decks without vapor barriers, or air barriers do not cut the existing roof membrane: convection air currents inside the building will egress up through the air permeable roof deck into the roof assembly and dry the wet insulation downward into the building. The existing roof membrane becomes the air barrier for the ERC re-roof assembly and must not be cut.
 - C. If two or more roofs exist on an air permeable roof deck: the first original roof membrane is left intact as the air barrier and the above roof membrane or membranes are permeated in the wet areas to vent water vapor up into the new ERC re-roof assembly to be exhausted out the equalizer valves.
 - D. Cold storage and high humidity internal building atmospheres: require vapor control membranes (above in cold storage and below in high humidity) plus dew point calculations and additional insulation in some environments. These buildings require ERC prior approval and dew point calculations before installation.
3. Building owner will pay for all roof moisture surveys.
4. Building owner agrees to hold ERC harmless for any subsequent or consequential damages occurring from ERC self-drying re-roof application technique including but not limited to mold, mildew, fungus, water staining, deck corrosion, or energy loss.
5. The sole remedy for ERC to the building owner is to provide additional insulation to the building owner of equal “R” value to that of the wet insulation covered by the ERC roof assembly.
6. If the wet roof substrate did not dry out because the contractor did not permeate the substrate, as he had been instructed, prior to installing a ERC re-roof system, ERC, will roll back the ERC wind vented roof system and permeate the wet substrate to allow water vapor to egress up into the new ERC, re-roof assembly. After this alteration, another three-year period is required to allow the wet area to dry then a roof moisture survey scan will be taken to verify that this wet roof area has dried.
 If the roof substrate is still wet, the ERC will replace the wet area or add additional insulation free of charge for the building owner.
7. All terms, limitations, conditions, and exclusions of the issued ERC warranty and this “Wet Roof Substrate Drying Rider” are in full force with the exception of wet existing roof substrates.
8. The cost for this “Wet Roof Substrate Drying Rider” is the cost of the roof moisture surveys.

ERC		
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