

## Securock® ExoAir® 430 Air and Water Barrier System Limited Warranty

Warranty No.: \_\_\_\_\_ Date that "System Warranty" Expires: \_\_\_\_\_

Date Issued: \_\_\_\_\_ Date that "Panel/EIFS Warranty" Expires: \_\_\_\_\_

Project Name:	Installer:
Architect/Engineer:	General Contractor:
Consultant:	Construction Manager:
Owner:	Date of Substantial Completion:
Type of Work:	Date of the Installation of the EIFS:
Securock® ExoAir® 430 ("SE430") System Materials:	List Price:

**What Is Covered?**

Subject to the terms, conditions, and limitations stated in this Securock® ExoAir® 430 ("SE430") System Limited Warranty:

1. United States Gypsum Company ("USG") and Tremco Incorporated ("Tremco") (together, the "Manufacturers") warrant to the Owner identified above that the SE430 System Materials specified above (the "SE430 System") will remain in a watertight condition when installed in accordance with Manufacturers' written installation instructions for the SE430 System for a period of 10 years from the Date of Substantial Completion identified above ("System Warranty").
2. Manufacturers further warrant to the Owner identified above that when the SE430 Panel is installed as a part of an architecturally specified Exterior Insulation Finishing System ("EIFS") in accordance with both the Manufacturers' written installation instructions and the EIFS manufacturer's written instructions (including but not limited to their respective moisture drainage details), the SE430 Panel will drain incidental moisture between the SE430 Panel and the insulation board of the EIFS for a period of twelve (12) years from the Date of the Installation of the EIFS identified above ("Panel/EIFS Warranty").
3. The System Warranty and the Panel/EIFS Warranty are referred to collectively as the Warranty, where appropriate. The "Warranty Period" refers to the applicable warranty period for the warranty at issue.

**What Are Other Requirements?**

The issuance of this Warranty is conditioned upon the SE430 System being installed in strict compliance with the Project specifications, good waterproofing practices generally accepted in the industry, Manufacturers' written installation instructions, the EIFS manufacturer's written instructions, and the following additional requirements:

1. As described herein, the SE430 System must be installed by an installer trained and approved by the Manufacturers in the proper installation of the SE430 System ("Installer"). This Warranty will not be in force unless it is accompanied by an Installer's warranty covering Installer's workmanship on the SE430 System for the first **two years** of the total Warranty Period.
2. The SE430 System specifications and details for the Project must be submitted to the Manufacturers either at the time of bid or upon award of the Project contract. These specifications are subject to the Manufacturers' review and acceptance for compliance with the Manufacturers' SE430 System installation instructions (BE102).

3. A pre-construction meeting with Consultant, Manufacturers, the Installer, and Owner is mandatory.
4. The SE430 System may only be used with Manufacturers' manufactured or supplied air barrier system components.
5. During all phases of installation and prior to concealment of the SE430 System and the SE430 Panel, the SE430 System and the SE430 Panel must be inspected by a Manufacturers' approved third-party independent inspection firm ("Consultant") contracted and paid for by the Owner, the Project's Construction Manager, or the General Contractor. All inspection deficiency items must be addressed and corrected by the Installer in accordance with good waterproofing practices generally accepted in the industry, with written confirmation by the Consultant and Installer to the Owner and Manufacturers of steps taken to resolve such items.
6. The exterior cladding over the SE430 Panel on the building must be installed prior to the twelve (12) month anniversary of the installation of the SE430 Panel.
7. A tested performance mock-up as approved by the Manufacturers is mandatory. Testing shall be conducted by a Certified Testing Agency (as defined by ISO/IEC Standard ISO 17025), or an agency approved by the Manufacturers in writing, and witnessed by the Owner's Consultant.
  - a. Mock up must pass all testing, and testing shall include at a minimum:
    - i. ASTM E1186 (Bubble Gun) – minimum 10 penetrations of 430 membrane
    - ii. AAMA 501.2 (Hose Test) – minimum of 30 lineal feet of board to board joints
    - iii. ASTM E 1105 – Procedure A (Static Water Test) – Minimum pressure of 6.24 lbf/ft<sup>2</sup> or specified window test pressure – whichever is greater for each window type used on the mock-up.
8. In addition to any other requirements of the Project specifications or the Owner, the following minimum Field Testing requirements shall be completed as an express condition to issuance of this Warranty, and the installed material must pass the required tests:
  - a. Penetrations and connections of installed material shall be tested by a qualified third party testing agency, paid for by the Owner. Testing shall include, at a minimum:
    - i. ASTM E1186 (Bubble Gun) – minimum 10 penetrations of SE430 membrane
      1. 10% of enclosure installed
      2. 20% of enclosure installed
      3. 30% of enclosure installed
      4. 40% of enclosure installed
      5. 50% of enclosure installed
      6. 60% of enclosure installed
      7. 70% of enclosure installed
      8. 80% of enclosure installed
      9. 90% of enclosure installed
    - ii. AAMA 501.2 (Hose Test) – minimum of 30 lineal feet of board to board joints
      1. 10% of enclosure installed
      2. 20% of enclosure installed
      3. 30% of enclosure installed
      4. 40% of enclosure installed
      5. 50% of enclosure installed
      6. 60% of enclosure installed
      7. 70% of enclosure installed
      8. 80% of enclosure installed
      9. 90% of enclosure installed
  - b. ASTM E1105 Field Testing shall occur, at a minimum, at the following intervals with a minimum of 2 windows per interval:
    - i. 10% of enclosure installed
    - ii. 50% of enclosure installed
    - iii. 85% of enclosure installed
      1. Following Procedure A (Static Water Test) – Minimum pressure of 6.24 lbf/ft<sup>2</sup> or specified window test pressure – whichever is greater for each window type used on the mock-up.
  - c. Should a failure occur during any of the tests, as determined by the Manufacturers, following consultation with the Consultant additional testing shall be required at the cost of the Construction Manager, General Contractor, and/or Owner.
  - d. All test reports shall be provided to the Manufacturers within 14 days of occurrence of testing.

In the event any of the above requirements is not met or the materials do not pass any of the required tests, the SE430 System may be covered under the Manufacturers' standard material-only warranties, subject to the terms and conditions of those warranties, as set forth in Manufacturers' product Submittal/Data Sheets applicable to the SE430 System available at [www.securockexoair.com](http://www.securockexoair.com).

## What Is Not Covered?

The Manufacturers shall not be responsible for, and this Warranty does not cover, any loss resulting from any of the following:

1. The use of other manufacturers' products, unless such products are specifically recommended or approved by Manufacturers in writing in advance of their installation, in connection with the use of the SE430 System.
2. Any repairs, replacements, penetrations or alterations of the SE430 System materials by any person or entity other than authorized representatives of the Manufacturers without prior written consent of the Manufacturers.
3. Any design, specification, or use of the SE430 System in an unsuitable application.
4. Water passing through any portion of a structure or building component other than directly through the SE430 System due to a failure in the SE430 System.
5. Construction or design, or use of material, in conjunction with the SE430 System that is not in accordance with the Manufacturers' recommendations or specifications.
6. Unauthorized changes in the SE430 System details or specifications for the Project that were not reviewed and approved in advance by the Manufacturers in writing.
7. Failure to maintain the building with reasonable care.
8. Mold, mildew, insects, fungi, algae, bacteria, and similar conditions.
9. Building settlement or shifting which causes breaches in Manufacturers' products; structural failure including, without limitation, movement, cracking, or deflection; or failures or defects in other building components or their installation including, without limitation, components that the Manufacturers' products are installed on or against or that is/are installed over the Manufacturers' materials.
10. Improper design, application, or installation of any portion of the structure; or failure, distortion, or structural movement of the walls, foundation, or any other portion or component of the structure, including, without limitation, settling of the building or movement of the framing members.
11. Impact with objects, hurricanes, tropical storms, tornadoes, high winds, hail storms, earthquakes, sandstorms, floods, fires, vandalism, war, terrorism, animals, other similar acts of God or nature, force majeure events, or immersion or pooling of water.
12. Abuse, misuse, neglect, damage, or negligence by the Owner, the Installer, the contractor or other trades performing work on the Project, or any third party.
13. Panel exposure that extends beyond the limitations specified in the Manufacturers' panel Submittal/Data Sheet (BE100).
14. For the Panel/EIFS Warranty, failure to follow the EIFS manufacturer's installation instructions, including but not limited to its moisture drainage details.
15. Storage, exposure, and installation practices that are not in accordance with Manufacturers' written instructions.
16. Failure to follow the requirements of this Warranty, including, without limitation, those set forth in Sections II and V of this Warranty.

## What Will The Manufacturers Do?

The Manufacturers' sole responsibility shall be to pay the cost of the labor and equipment, and provide material, to replace any SE430 System materials proven to be defective so that (i) with respect to the System Warranty, the affected areas will be covered by the System Warranty for the remaining portion of the System Warranty Period or (ii) with respect to the Panel/EIFS Warranty, the affected areas of the SE430 Panel will be covered by the Panel/EIFS Warranty for the remaining portion of the Panel/EIFS Warranty Period. The Owner must allow the Manufacturers' agents and employees access to the part of the building where the SE430 System and the SE430 Panel are installed for inspection of these products. The Manufacturers shall not be responsible for the removal, replacement, or cost to remove or replace any exterior cladding, finishing system, or other materials that may cover or impede access to the SE430 System or the SE430 Panel unless the SE430 System or the SE430 Panel fails to perform as warranted and the removal of such materials is necessary to replace the SE430 System materials or SE430 Panel that failed to perform as warranted. The Manufacturers' obligations are limited by the damages limitations set forth in Section VI.

No representative of the Manufacturers has the authority to make any representations, warranties, or promises except as stated herein.

The Manufacturers' obligations under this Warranty are expressly conditioned upon receipt of full payment for the SE430 System materials and the Owner's compliance with each of its responsibilities described in this Warranty. Any delay in full payment to the Manufacturers shall not extend the Warranty Period.

This Warranty is issued to the above-named Owner and is not assignable or transferable, except upon the express written consent of the Manufacturers.

## How Do I Get Service?

You must notify the Tremco Warranty Administrator at [warrantyadmin@tremcoinc.com](mailto:warrantyadmin@tremcoinc.com) or call 216-292-5181 within 30 calendar days of the date that the Owner discovered, or should have discovered, the existence of a claim under this Warranty and before any beginning any permanent repair. Your notice should describe the possible claim and include the Warranty Number. Photographs or video of the damaged area are often useful and should also be submitted if available.

## Warranty Disclaimer and Limitation of Liability

THIS WARRANTY IS GIVEN IN LIEU OF ANY AND ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE. ALL OTHER WARRANTIES EXCEPT AS SET FORTH HEREIN ARE HEREBY EXPRESSLY DISCLAIMED. IN NO EVENT SHALL MANUFACTURERS BE LIABLE FOR ANY DAMAGE TO THE PROJECT BUILDING ITSELF (OTHER THAN THE SE430 SYSTEM), THE CONTENTS OF THE BUILDING, OR ANY OTHER SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES, WHETHER ASSERTED IN CONTRACT, TORT, STRICT LIABILITY OR UNDER ANY OTHER LEGAL THEORY. THE REMEDY SET FORTH HEREIN IS THE SOLE AND EXCLUSIVE REMEDY OF THE OWNER CONCERNING THIS WARRANTY. THE TOTAL LIABILITY OF THE MANUFACTURERS AND THEIR AFFILIATES DURING THE LIFE OF THE WARRANTY SHALL NOT EXCEED IN DOLLAR VALUE TWO (2) TIMES THE INVOICE PRICE OF THE SE430 SYSTEM, IN THE CASE OF THE SYSTEM WARRANTY, OR THE SE430 PANEL, IN THE CASE OF THE PANEL/EIFS WARRANTY, AND SUCH AMOUNT SHALL NOT BE SUBJECT TO ANY ADJUSTMENTS FOR INFLATION.

All claims or controversies between Manufacturers and the Owner arising out of or relating to the SE430 System, SE430 Panels, or this Warranty which cannot be resolved by mutual agreement among the parties shall be submitted to the exclusive jurisdiction of the state and federal courts of Cuyahoga County, Ohio. The terms, conditions, interpretation, and enforcement of this Warranty shall be governed by Ohio law, without regard to any conflict of laws principles. This Warranty shall not be effective unless it is signed by authorized officers of both Tremco and USG in the space provided below.

TREMCO INCORPORATED  
Commercial Sealants & Waterproofing Division  
[Add name of authorized officer to sign and title]

UNITED STATES GYPSUM COMPANY  
[Insert Business Division if appropriate]

[Add name of authorized officer to sign and title]

### Product information

See [seurockexoair.com](http://seurockexoair.com) for the most up-to-date product information.

### Note

Products described here may not be available in all geographic markets.

### Safety First

Follow good safety/industrial hygiene practices during installation. Wear appropriate personal protection equipment.

Read SDS and literature before specification and installation.



Manufactured by  
United States Gypsum Company  
550 West Adams Street  
Chicago, IL 60661

Tremco Commercial  
Sealants & Waterproofing  
3735 Green Road  
Beachwood, OH 44122

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