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PROUDLY MADE IN THE USA

US TILE®

CONCRETE AND CLAY ROOFING



CLAY

WARRANTY AND MAINTENANCE GUIDE

CONGRATULATIONS!

You are a proud owner of a new US Tile® clay tile 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 – Westlake Royal Building Products™ exclusive **Non-Prorated Fully Transferable Limited 50-Year Warranty.**

Westlake Royal Building Product'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 **866-830-2620** or visit our website at **USTile.com** for a comprehensive list of frequently asked technical questions.

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Cover: "S" Tile | El Camino and Old World Custom Blend



ClayMax | El Camino Blend

Maintaining Your US Tile® Clay 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 wet tile 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 clay tiles. 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 tile but grow on the accumulation of dust and other organic materials that settle on the tile. When enough cycles of heat, moisture and light are present, these spores start to grow.

Many environmental variables affect the potential for this organic growth. The location of the house, the direction the house is facing to the sun, and the quantity of trees, canals and lakes in the area can contribute to mildew growth.

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

CLEANING

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 approximately 1200 psi should be used. The tip of the nozzle of the pressure cleaner should be kept approximately one to two feet from the tile. The limited pressure and distance from the tile are 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.

WEATHERING EFFECTS

US Tile® clay roof tiles will be subjected to the worst nature can offer. The combination of elements that destroy most other roof coverings will not, however, seriously affect the protective properties of clay tiles. Over time, the surface of any product left unattended will show signs of aging, and clay roof tiles are no exception.

Clay tiles are produced by baking molded clay. The density of the clay is determined by the length of time and temperature at which it is heated. Colors of clay tiles range from shades of white, yellow, orange and brown. Clay tiles are primarily colored by the clay materials that are present during molding.

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, you should contact the original contractor for all inspections or repairs so that your original contractor's warranty is not voided.

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

Even considering its unsurpassed durability, a clay tile roof does require regular maintenance to continue to perform optimally. Replacing broken tiles, removing algae, mildew and moss, or cleaning and re-coating your clay tile 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 safety and the longevity of your roof.



FauxMission | Custom Blend


Faux Mission | Rustic Caramel

CONFIDENCE AND SECURITY

US Tile® clay tile products:

- Are covered by an Exclusive Transferable Limited Warranty (the “Warranty”).
- Make your home more energy-efficient year-round.
- Are a practical investment that adds substantially to the value of your property.
- Need limited maintenance that can translate into lower product life cycle costs.



AVOID WALKING ON YOUR ROOF TILE 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 tiles that may void your warranty. Roof traffic is specifically mentioned in the Special Exclusions section of your warranty. Roof tiles broken by foot traffic should be replaced as soon as possible. Broken tiles may allow penetration of water and UV rays to damage the waterproofing underlayment beneath the tiles.

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 tile. This section is supported by the lapped tile beneath it and the weight is then transferred through it to the deck below.

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

Remember the following tips if you must walk on your roof tiles:

- Orient your feet in a horizontal direction. Try to distribute your weight evenly and walk as softly as possible.
- Distribute your weight on the high points of the adjacent tiles.
- 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 2” x 2” 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.
- Avoid walking on hips or valleys to prevent damage to specially cut tiles that are more difficult to replace.

Transferable Limited Clay Product Warranty

US Tile® Concrete and Clay Roofing clay tiles are warranted to you, the original property owner(s), by the manufacturer, Westlake Royal Building Products™ ("Westlake Royal"). Westlake Royal warrants that the clay tiles manufactured by Westlake Royal will pass applicable moisture absorption and transverse break strength tests under the conditions and using the methods applied by IAPMO Uniform Evaluation Service ("IAPMO") in report ER-411 that are in existence at date of manufacture and which are applicable to the Product. This warranty has been delivered to the original property owner(s) in connection with the original property owner(s) purchase of Westlake Royal clay roof tiles and remains in effect for as long as the original property owner(s) are living and are the owner(s) of the property for which the roofing was applied up to a maximum period of fifty (50) years. Please see below for warranty terms regarding transferability. For legal entities other than natural persons, the duration of the warranty is fifty (50) years and shall not be transferable.

Westlake Royal further warrants that the clay tile roofing products manufactured by Westlake Royal, after removal of foreign surface deposits and based on a comparison between the exposed and unexposed areas of a given tile, will not show a color fade in excess of 4 Hunter E Units as a result of normal weathering or ultraviolet exposure, for a period of twenty (20) years from date of original installation.

This warranty should be registered online at **www.WestlakeRoyalBuildingProducts.com** within thirty (30) days after completion of installation of the roof tiles or purchase from the builder of your newly constructed home. This warranty is subject to the conditions, remedies, transfer requirements, limitations and legal rights stated in this warranty. All of the conditions and requirements stated in this warranty must be met in order to make this warranty valid.

NOTICE, INSPECTION, REMEDIES AND CONDITIONS

Notice and Inspection: If you think your roof tiles are defective, you must contact Westlake Royal explaining your problem within ninety (90) days after your discovery at 1-800-669-8435 (TILE) or email **askcustomerservice@westlake.com**. The date the roof tiles were installed or the date you purchased the home must be furnished to Westlake Royal.

If you choose to exercise your rights under this warranty, do not begin any repairs prior to writing Westlake Royal and receiving its permission to do so. Westlake Royal must have a reasonable opportunity to inspect and test the roof tiles before repairs are begun.

Remedies: If your roof tiles are found to be defective, in accordance with this warranty, Westlake Royal will furnish a new tile, free of charge, to replace each tile which fails the IAPMO tests or color fade tests. The manufacturer reserves the right to test all tiles before replacement. This warranty specifically excludes any obligation to pay the cost of labor to replace or reinstall the tiles for any defect. Also excluded are any labor costs required to correct improper installation or improper maintenance and all costs of materials required other than the replacement tiles.

Conditions: Westlake Royal reserves the right to discontinue or make changes in its roof tile products. If your roof tiles are not available and Westlake Royal decides to replace the defective roof tiles, Westlake Royal shall have the right to substitute roof tiles which it considers of substantially equal quality and price. Due to the nature of clay roof tiles, Westlake Royal cannot provide positive assurance of a perfect color match between different production runs. Therefore, it is understood that there may be a color difference between the original products installed and any replacement tiles provided under the terms of this warranty. All warranty claims shall be settled between you and Westlake Royal.

TRANSFER OF WARRANTY

This warranty is transferable by the original property owner(s), who are natural persons, while living, only to the next owner(s) of the property to which the roof tiles are attached, provided Westlake Royal receives electronic notice of the transfer of title of the property by re-registering the property online at **www.WestlakeRoyalBuildingProducts.com** within thirty (30) days of the date of transfer of ownership. If you require assistance, please contact Westlake Royal at 866-830-2620 or e-mail **askcustomerservice@westlake.com**. Failure to file the required notice of transfer within such thirty (30) day period shall relieve Westlake Royal of any further obligation to the next owner(s) under the terms of the warranty. Upon meeting the above conditions of transfer, all warranty periods under this warranty, except for the above color fade warranty, shall be limited in duration to the life of the next following owner(s) for so long as such owner(s) own the property to which the roof tiles were applied, subject to a maximum period of fifty (50) years from the date of the installation. The color fade warranty as set forth above shall be limited to the time period of twenty (20) years.

This section does not apply to legal persons or entities who are not natural persons.

LIMITATIONS

Westlake Royal does not warrant against and shall not be liable for any damage to the roof tiles when due to any of the following causes: faulty or improper installation or application of the roof tiles, installation in inappropriate climatic areas (see **www.WestlakeRoyalBuildingProducts.com** for a specific listing of Grade 1 products), use of accessories that do not properly receive or secure the tiles, settlement, shrinkage, distortion, warping, failure or cracking of the roof structure or materials to which the roof tiles are applied, earthquake, hurricane, tornado, cyclone, gale, lightning, fire, acts of God, flood, wind borne objects, impact of foreign objects, ice or weather of a catastrophic nature as defined by the United States Weather Bureau; harmful chemicals, surface discoloration due to air pollution, normal weathering of surface; fumes or vapors directly applied to the roof tiles or in the atmosphere; overlap abrasion, vandalism, misuse, physical abuse, riot, insurrection or civil disorder. Westlake Royal is giving you an express limited warranty strictly in accordance with this warranty. Westlake Royal cannot and shall not be liable to you for breach of any other written or oral warranties, whether express or implied, including those, if any, given to you by dealers, contractors, applicators or distributors of the roof tiles. EXCEPT FOR THE SPECIFIC WARRANTIES AS SET FORTH IN THIS WARRANTY, WESTLAKE ROYAL DOES NOT GIVE ANY OTHER WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. WESTLAKE ROYAL SHALL NOT BE LIABLE TO YOU FOR ANY CONSEQUENTIAL DAMAGES OR INCIDENTAL DAMAGES for breach of any express, written, oral or implied warranty on the roof tiles. Unless otherwise expressly stated herein, your EXCLUSIVE REMEDY shall be replacement of defective roof tiles, only on the terms stated in this warranty..

LEGAL RIGHTS

This express limited product warranty excludes all labor costs. Some states do not allow the exclusion or limitation on incidental or consequential damages, so the above limitation or exclusion may not apply to you. This warranty gives you specific legal rights and you may also have other rights which 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.

Roofing Contractor _____

Date of Installation _____

HOMEOWNER NOTICE

~Please post in the garage~

To assure maximum benefits from your clay tile roof, minimize walking on the roof to avoid damaging tiles. Please take the following precautions:

- Use a long stick or rope to retrieve items lodged on the roof.
- When necessary to paint or repair vertical walls which adjoin the roof, make a protective walkway for tradesmen by fastening sheets of plywood in the area of heavy traffic.
- Locate antennas and air-conditioning units in areas where rooftop traffic will not be required for equipment service.
- If it is necessary to traverse the roof, walk on the lower third of the individual tiles, where the headlap/overlap is between the courses (rows) of tile.
- Be sure to wear grip-sole shoes – tiles can be slippery.
- Do not walk on hips, ridges, valleys or around pipes and vents.

US TILE®
CONCRETE AND CLAY ROOFING

For more information, please call or visit our website at:
866-830-2620 | USTile.com

Enjoy your new US Tile® roof - you've made a great investment!

WARRANTY REGISTRATION ONLINE

Register your warranty online at

USTile.com > Warranty-Registration

Note: The Warranty is not applicable until you register it online and it is received by Westlake Royal Building Products™, and the owner of the tile is in compliance with the conditions of the Warranty.





WE HAVE EVERY PIECE TO BUILD YOUR STORY

BE BOUNDLESS™

We've got the industry's greatest collection of building products to bring any space to life, inside and out. Together, we're just getting started in expressing, adapting and advancing. That's what it means to **Be Boundless™**.





SIDING & ACCESSORIES | TRIM & MOULDINGS | ROOFING | STONE | WINDOWS | OUTDOOR LIVING

Westlake
Royal Building Products™

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