

PROJECT #: _____	Project: _____
CONTRACT #: _____	Location: _____
BUYER: _____	_____

Rev.: 05/07/18



228 Commerce Blvd., Statesville, NC 28625
(704) 872-2999 1-800-654-7813
Fax: (704) 872-3099

LIMITED WARRANTY OF BETCO, INC.
BETCO-Fabricated Materials (**Materials Only Contract***)

- * if checked, includes Workmanship - **Materials and Labor Contract** *[bracketed italicized text below]*

1. **Warranty Periods.** BETCO Inc. ("BETCO") warrants the following, beginning on the date of completion *[as contained in the "Completion Certificate"]*:
 - a. BETCO-fabricated materials *[and workmanship]* furnished under the Contract referenced above ("Contract") will be free from defects and *[that the workmanship]* (except roll up doors, see § 1.b) will conform to the requirements of the Contract for a period of **ten (10) years** for standard single story mini-storage buildings and for a period of **six (6) years** for multiple story buildings, except the roof portion of buildings with screw down roofs shall be for a period of **two (2) years**.
 - b. BETCO-fabricated roll up doors (except door springs) furnished under the Contract will be free from defects and *[that the workmanship]* will conform to the requirements of the Contract for a period of **three (3) years**. Door springs are warranted against breakage for **ten (10) years**.
2. **Exclusions.** This warranty excludes remedy for damage or defect caused by: (i) normal wear and tear; (ii) Force Majeure conditions including, without limitation, acts of God, falling objects, external forces, explosions, fires, riots, civil commotions, or acts of war or terrorism; (iii) misuse or abuse; (iv) any materials provided by any person other than BETCO or its agents; (v) work, alterations or modifications performed by any person other than BETCO or its agents; (vi) improper or insufficient maintenance; (vii) the condition of the Site, including improper or inadequate soil drainage conditions and settlement of the land; or (viii) defective or improper performance of any obligations of Buyer under the Contract.
3. **Limitations.** BETCO's liability for breach of this warranty shall be limited to repairing, repainting or replacing of the defective materials *[or workmanship]* utilizing such normal materials, methods and workmanship as should result in providing the warranted performance for materials *[and workmanship]* under the original Contract. BETCO shall have the sole discretion to determine which of the above methods will be used to fulfill its obligation, BETCO will not in any event be liable for the cost of labor expended by others on any defective materials *[or workmanship]* or any special, indirect or consequential damages to anyone by reason of the facts that such materials *[or workmanship]* shall have been defective. There is no other warranty or guarantee to Buyer by BETCO. No person, advertisement, or other writing gives, extends, or alters any warranty binding on BETCO. BETCO's liability for breach of this warranty is contingent on Buyer's strict compliance with BETCO's "Preventative Maintenance Tips for BETCO Building Owners".
4. **Component Warranties.** This warranty does not apply to any components and materials furnished under the Contract which are subject to separate warranties by BETCO suppliers. The following non-exclusive list of components and materials are excluded from this BETCO warranty, and are subject to separate warranties by BETCO suppliers: all paint, all coatings, Galvalume, metal roof and wall panels, trim, gutters, downspouts, structural purlins and columns, roll up doors and hardware (except springs), swing doors and hardware, insulation, and others (collectively "Component Warranties"). If and to the extent any Component Warranties are not transferrable by suppliers to original Buyer, BETCO, on behalf of Buyer, will as its sole obligation relating to components and materials subject to Component Warranties, assist and actively endeavor to assert Buyer's Component Warranty claim rights (excluding litigation). Any such Component Warranty may be different in coverage or for a shorter term than that provided by BETCO. BETCO does not guarantee and shall have no responsibility or liability for suppliers' fulfillment of their respective Component Warranty obligations. Buyer acknowledges that BETCO utilizes components and materials from many different suppliers on any given project. After timely receipt by BETCO of written notification by Buyer of a warranty claim, BETCO will determine which, if any, Component Warranties may apply and will report such determination to Buyer with copies of particular Component Warranties that may apply, identifying names of particular suppliers and applicable Component Warranty terms and exclusions.
5. **Assignment.** This warranty is non-assignable and non-transferable and shall only apply to the original Buyer. Should the Buyer become insolvent, bankrupt, make an assignment for the benefit of its creditors, or for any reason discontinue its normal or regular business practice, this warranty shall forthwith become null and void and of no legal effect.
6. **Maintenance.** *Any water leaking into the building is not covered if it is deemed that the leak is caused by obstructed gutters and downspouts. Regular maintenance to be sure that the gutters, downspouts and roof are clear of debris is imperative. Any costs to BETCO associated with lack of proper maintenance will result in a charge to building owner.*

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7. **Claims.** All claims under this warranty must be submitted to BETCO in writing by registered or certified mail, return receipt requested, at the address above, during the warranty period within 21 days after discovery of the condition by Buyer, including a description and photographs of the condition, the Contract Number, project location and date of installation. Warranty repairs will be evaluated with reasonable promptness by BETCO after receipt of written notification to BETCO provided BETCO is granted convenient access to the area to be repaired. This warranty shall not be effective and is not binding on BETCO unless and until BETCO has been paid in full for the project pursuant to the terms of the Contract *[and a Completion Certificate is signed and accepted by Buyer]*.

8. **Disclaimer.** THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES (EXCEPT OF TITLE), EXPRESS, IMPLIED OR STATUTORY AND BETCO MAKES NO WARRANTY OF MERCHANTABILITY OR OF FITNESS FOR ANY PARTICULAR PURPOSE. IN NO EVENT SHALL BETCO BE LIABLE FOR LOSS OF PROFITS OR ANY OTHER INCIDENTAL, CONSEQUENTIAL OR SPECIAL DAMAGES, RESULTING FROM ANY DEFECTS IN THE MATERIALS OR WORKMANSHIP COVERED BY THIS WARRANTY. Except as expressly stated herein, the above warranty provisions do not cover coatings, products, accessories, parts or attachments that are not produced by BETCO. Notwithstanding anything else contained herein to the contrary, it is expressly understood and agreed that BETCO's liability and purchaser's sole remedy, whether in contract, under any warranty, in tort (including negligence), in strict liability or otherwise shall not exceed the cost of the amount of the materials, expressly excluding labor costs and expenses, costs of renting replacements and any other additional expenses. Under no circumstances shall BETCO be liable for any special, incidental, liquidated or consequential damages, including, but not limited to, personal injury, property damage, damage to or loss of equipment, lost profits or revenue, loss of use of the rental space, labor costs and expenses, costs of renting replacements, cost of capital; cost of purchase or replacement of other goods, and other additional expenses, even if BETCO has been advised of the possibility of such damages.

9. **Consent to Jurisdiction and Venue.** Any party seeking to enforce claims under this Warranty hereby acknowledges and agrees that (1) all matters relating to the validity, performance, interpretation, and/or enforcement of this Warranty shall be governed by and construed in accordance with the laws of the North Carolina, (ii) any and all claims, actions, proceedings or causes of action relating to the validity, performance, interpretation, and/or enforcement hereof must be submitted to a court of competent jurisdiction – either federal court in the Western District of North Carolina or state court in Iredell County, North Carolina, (iii) this Warranty is capable of being performed in Iredell County, North Carolina, (iv) it irrevocably submits itself to the jurisdiction of the federal and state courts referenced in § 9(ii) above, (v) service of process may be made upon it in any legal proceeding in connection with this Warranty or any other agreement as provided by North Carolina law, (vi) it irrevocably waives, to the fullest extent permitted by law, any objection that it may now or hereafter have to the laying of venue of any litigation arising out of or in connection with this Warranty or any other agreement or transaction brought in any such court, (vii) it irrevocably waives any claims that litigation brought in any such court has been brought in an inconvenient forum, and (viii) it irrevocably consents to the service of process out of any of the aforementioned courts by the mailing of copies thereof by Certified Mail, Return Receipt Requested, postage prepaid, and its address set forth herein. The scope of each of the foregoing waivers is intended to be all encompassing. Each party acknowledges that this waiver is a material inducement to the agreement of each party hereto to enter into a business relationship, and that each has already relied on this waiver in entering into this Warranty. Each party warrants and represents that it has reviewed these waivers with its legal counsel, and that it knowingly and voluntarily agrees to each such waiver following consultation therewith.

THIS WARRANTY IS NOT VALID IF IT IS NOT SIGNED AND DATED BY BETCO BELOW:

BETCO, INC

BY: _____
Judy Murdock

DATE: _____

PROJECT #: _____	Project: _____
CONTRACT #: _____	Location: _____
BUYER: _____	_____

GENERIC COMPONENT WARRANTIES THROUGH BETCO SUPPLIERS

The Limited Warranty of BETCO, Inc. does not apply to any components and materials furnished under the Contract which are subject to separate warranties by BETCO suppliers. The following non-exclusive list of components and materials are excluded from the Limited Warranty of BETCO, Inc., and are subject to separate limited warranties by BETCO suppliers: all paint, all coatings, Galvalume, metal roof and wall panels, trim, gutters, downspouts, structural purlins and columns, roll up doors and hardware (except springs), swing doors and hardware, insulation, and others (collectively "**Component Warranties**"). **If and to the extent any Component Warranties are not transferrable by suppliers to original Buyer, BETCO, on behalf of Buyer, will as its sole obligation relating to components and materials subject to Component Warranties, assist and actively endeavor to assert Buyer's Component Warranty claim rights (excluding litigation).**

The following non-exclusive list of components and materials are excluded from the Limited Warranty of BETCO, Inc., however, they are subject to the attached separate Component Warranties by BETCO suppliers. The example coverage, terms, exclusions, etc. listed below are generic and may or may not apply to the actual supplier Component Warranty applicable to Buyer's particular Project:

- COMPONENT WARRANTY "A" - BARE GALVALUME™ ROOFING 25 YEAR, 6 MONTH LIMITED WARRANTY
- COMPONENT WARRANTY "B" - Coatings/Paint - 40 YEAR LIMITED WARRANTY
- COMPONENT WARRANTY "C" - Bare Galvanized – Interior - 20 YEAR, SIX MONTH LIMITED WARRANTY

General Component Warranty Terms

The following general Component Warranty terms ("General Component Warranty Terms") are incorporated by reference into all Component Warranties:

1. Any Component Warranty may be different in coverage or for a shorter term than that provided by BETCO. BETCO does not guarantee and shall have no responsibility or liability for suppliers' fulfillment of their respective Component Warranty obligations. Buyer acknowledges that BETCO utilizes components and materials from many different suppliers on any given project. After timely receipt by BETCO of written notification by Buyer of a warranty claim, BETCO will determine which, if any, Component Warranties may apply and will report such determination to Buyer with copies of particular Component Warranties that may apply, identifying names of particular suppliers and applicable Component Warranty terms and exclusions.
2. All claims under any of the Component Warranties must be submitted to BETCO in writing by registered or certified mail, return receipt requested, at the address on the Contract, during the respective Component Warranty period within 21 days after discovery of the condition by Buyer, including a description and photographs of the condition, the Contract Number, project location and date of installation. Buyer's Component Warranty claims will be evaluated with reasonable promptness by BETCO after receipt of written notification to BETCO provided BETCO is granted convenient access to the area to be repaired. BETCO will not have any obligation to assist and actively endeavor to assert Buyer's Component Warranty claim rights against BETCO suppliers unless and until BETCO has been paid in full for the project pursuant to the terms of the Contract and a Completion Certificate is signed and accepted by Buyer.
3. WITH RESPECT TO COMPONENTS AND MATERIALS FURNISHED UNDER THE CONTRACT WHICH ARE SUBJECT TO SEPARATE WARRANTIES BY BETCO SUPPLIERS, THE COMPONENT WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS, IMPLIED OR STATUTORY AND BETCO AND BETCO'S SUPPLIERS MAKE NO WARRANTY OF MERCHANTABILITY OR OF FITNESS FOR ANY PARTICULAR PURPOSE. IN NO EVENT SHALL BETCO AND BETCO'S SUPPLIERS BE LIABLE FOR LOSS OF PROFITS OR ANY OTHER INCIDENTAL, CONSEQUENTIAL OR SPECIAL DAMAGES. Notwithstanding anything else contained in any Component Warranties to the contrary, it is expressly understood and agreed that BETCO's and BETCO's suppliers' liability and Buyer's sole remedy, whether in contract, under any warranty, in tort (including negligence), in strict liability or otherwise shall not exceed the cost of the amount of the materials, expressly excluding labor costs and expenses, costs of renting replacements and any other additional expenses. Under no circumstances shall BETCO and BETCO's suppliers be liable for any special, incidental, liquidated or consequential damages, including, but not limited to, personal injury, property damage, damage to or loss of equipment, lost profits or revenue, loss of use of the rental space, labor costs and expenses, costs of renting replacements, cost of capital; cost of purchase or replacement of other goods, and other additional expenses, even if BETCO or BETCO's suppliers have been advised of the possibility of such damages.
4. BETCO's and BETCO's suppliers' liability for breach of any of the Component Warranties is contingent on Buyer's strict compliance with BETCO's "Preventative Maintenance Tips for BETCO Building Owners".

End of General Component Warranty Terms

PROJECT #: _____	Project: _____
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COMPONENT WARRANTY "A"
BARE GALVALUME™ ROOFING
25 YEAR, 6 MONTH LIMITED WARRANTY
Generic Component Warranty through BETCO Supplier

By way of example, the following generic Component Warranty may or may not apply to the instant Project:

COVERAGE. Roof panels, columns, angles and panels will perform in accordance to the following generic Component Bare Galvalume™ Warranty: Hot dipped aluminum-zinc alloy coated Galvalume™ sheet steel sold for use as unpainted steel building roofing panels, if erected within the United States, WILL NOT rupture, fail structurally or perforate within a period of 25 years and 6 months due to exposure to normal atmospheric corrosion.

THIS COMPONENT WARRANTY DOES NOT APPLY:

1. To sheets exposed at any time to corrosive or aggressive atmospheric conditions, including but not limited to:
 - a. Areas subject to salt water marine atmospheres or to constant spraying of either salt or fresh water;
 - b. Areas subject to fallout or exposure to corrosive chemicals, fumes, ash, cement dust or animal waste;
 - c. Areas subject to water run-offs from lead or copper flashings or areas in metallic contact with lead or copper; and
 - d. Conditions/circumstances where corrosive fumes or condensates are generated or released inside the building.
2. In the event of:
 - a. Degree of bending less than 2T for sheet gauges up to 0.030 in. and degree of bending less than 4T for sheet gauges 0.031 in. and thicker;
 - b. Slopes of roof or sections of the roof flatter than 1/4:12;
 - c. Mechanical, chemical or other damage sustained during shipment, storage, forming fabrication, during or after erection;
 - d. Forming which incorporates severe reverse, bending or which subjects coating to alternate compression and tension;
 - e. Failure to provide free drainage of water, including internal condensation, from overlaps and all other surfaces of the sheets or panels;
 - f. Failure to remove debris from overlaps and all other surfaces of the sheets or panels;
 - g. Damage caused to the metallic coating by improper scouring or cleaning procedures;
 - h. Deterioration of the panels caused by contact with green or treated lumber or wet storage stain caused by water damage or condensation;
 - i. Presence of damp insulation or other corrosive materials in contact with or close proximity to the panel; and
 - j. This warranty does not apply in the event of deterioration to the panels caused directly or indirectly by the panel contact with fasteners.

COMPONENT WARRANTY CONDITIONS:

1. Component Supplier's liability for breach of this warranty shall be limited exclusively to the cost of either repairing nonconforming, rupturing, perforating, or structurally failing panels, or BETCO or Component Supplier's option, of furnishing FOB Buyer's plant sufficient sheet product to enable Buyer to fabricate replacement panels for nonconforming, rupturing, perforating or structurally failing panels.
2. Component Supplier shall not in any event be liable for the cost of labor expended by others on any nonconforming, rupturing, perforating or structurally failing sheet or for any special, indirect or consequential loss of profits or any other incidental, general, special or compensatory damages to anyone by reason of the fact that such panels shall have been nonconforming, rupturing, perforating or structurally failing.
3. Claims must be reported in writing to BETCO within twenty-one (21) days after discovery of nonconformance, rupture, perforation or structural failing, and BETCO shall be given a reasonable opportunity (which shall not be less than twenty-one (21) days from the date of receipt of notification) to inspect the panels claimed to be nonconforming, rupturing, perforating or structurally failing. Adequate identification of the material involved in the claim, including date of installation, BETCO order number, invoice number and date of shipment must be established by Buyer. A copy of this document must be presented to BETCO at time of claim.
4. Buyer shall exercise diligence in inspection of sheets as received from BETCO so as to mitigate any expenses to BETCO under this Component Warranty.
5. This warranty is non-transferable and non-assignable. Should the Buyer become insolvent, bankrupt, make an assignment for the benefit of its creditors, or for any reason discontinue its normal or regular business practice, this warranty shall forthwith become null and void and of no legal effect.
6. BETCO reserves the right to terminate this warranty at any time (except as to orders already accepted) upon the giving of written notice thereof.
7. Panel repaired or sheet product furnished under this warranty shall not extend the original warranty time period hereunder.

GENERAL COMPONENT WARRANTY TERMS 1-4 ARE ATTACHED AND INCORPORATED HEREIN BY REFERENCE IN THEIR ENTIRETY.

THIS GENERIC COMPONENT WARRANTY IS NOT VALID IF IT IS NOT SIGNED AND DATED BY BETCO AT THE EXECUTION OF COMPONENT WARRANTIES SECTION HEREAFTER.

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COMPONENT WARRANTY "B"
Coatings/Paint
40 YEAR LIMITED WARRANTY
Generic Component Warranty through BETCO Supplier

By way of example, the following generic Component Warranty may or may not apply to the instant Project:

COVERAGE. All coatings will perform in accordance to the following Limited Component Warranty, which applies only to goods used on metal buildings installed in the continental United States, Canada and Hawaii.

TERMS.

1. All parties recognize and acknowledge that most coatings will fade and change in appearance to some degree over a period of time in outdoor installations, and that such changes may not be uniform between surfaces not equally exposed, BETCO's Component Supplier warrants that the goods covered by this warranty will resist natural weathering to the extent that they will conform to the performance standards listed below during a forty (40) year period following field installations, provided that conditions of this warranty are first met.
 - a. The prepainted metal will not peel, crack, check, flake, or blister to an extent that is apparent on ordinary outdoor visual observation for forty (40) years;
 - b. Vertical installations will not change color (fade) more than five (5) NBS Units and non-vertical installations will not change more than seven (7) NBS (Hunter) units. Color measurements are to be made per ASTM D-2244-85 and only on clean surfaces after removing surface deposits and chalk per ASTM D-3964-80 (1985) for a period of 30 years;
 - c. Vertical installations will not chalk more than a number eight (8) rating and non-vertical installations will not chalk more than a number six (6) rating when measured per ASTM D-4214-82, Method D for a period of 30 years.
2. This is an anti-weathering limited warranty and does not apply to other causes of degradation, including but not limited to:
 - a. Material which has suffered scratching or abrasion or impact by a hard object, is stored at any time prior to field installation contrary to storage instructions issued by BETCO and BETCO's Component Supplier;
 - b. Material which has been stored or installed in a way which allows standing water on the coating or which occurs in any chemical aggressive environment containing salts or other chemicals, whether naturally caused or by man; is stored or installed in an environment that includes a high degree of humidity, sand, dirt, or grease, whether naturally occurring or caused by man; has suffered any damage caused by acts of God, radiation, falling objects, explosion, or other external forces, including conditions which develop between the coating and the metal which cause the coating to degrade. Staining of any kind is not covered.

REMEDY.

1. Buyer's remedy for any breach of this warranty is recovery of all or part of the cost of labor and material to replace or refinish the defective portion of the field installation at BETCO's or BETCO's Component Supplier's option. Refinishing shall be done in accordance with standard industry practice to provide a uniform appearance with the remainder of the installation. After replacement or refinishing, the repaired area shall be deemed to have been installed as of the original installation date for purpose of the application of this warranty to the repaired area.
2. Buyer must provide BETCO and BETCO's Component Supplier with at least two competitive bids for replacement or refinishing, whichever is elected by BETCO or BETCO's Component Supplier. BETCO or BETCO's Component Supplier may authorize the Buyer to proceed under one of the bids and will pay Buyer its share of the approved bid price upon receipt of a full and final release of BETCO and BETCO's Component Supplier from any further liability for the failure under repair. BETCO and BETCO's Component Supplier also reserves the right to reject those bids and to call for the labor and material of any party to make repairs.

GENERAL COMPONENT WARRANTY TERMS 1-4 ARE ATTACHED AND INCORPORATED HEREIN BY REFERENCE IN THEIR ENTIRETY.

THIS GENERIC COMPONENT WARRANTY IS NOT VALID IF IT IS NOT SIGNED AND DATED BY BETCO AT THE EXECUTION OF COMPONENT WARRANTIES SECTION HEREAFTER.

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COMPONENT WARRANTY "C"
Bare Galvanized - Interior
20 YEAR, SIX MONTH LIMITED WARRANTY
Generic Component Warranty through BETCO Supplier

By way of example, the following generic Component Warranty may or may not apply to the instant Project:

COVERAGE: Interior galvanized components will perform in accordance to the following Bare Galvanized™ Warranty: Hot dipped zinc alloy coated Galvanized™ sheet steel sold for use as unpainted steel building galvanized components, if erected within the United States, WILL NOT rupture, fail structurally or perforate within a period of 20 years and 6 months due to exposure to normal atmospheric corrosion.

THIS COMPONENT WARRANTY DOES NOT APPLY:

1. To sheets exposed at any time to corrosive or aggressive atmospheric conditions, including but not limited:
 - a. Areas subject to salt water marine atmospheres or to constant spraying of either salt or fresh water.
 - b. Areas subject to fallout or exposure to corrosive chemicals, fumes, ash, cement dust or animal waste.
 - c. Areas subject to water run-offs from lead or copper flashings or areas in metallic contact with lead or copper.
 - d. Conditions/circumstances where corrosive fumes or condensates are generated or released inside the building.
 - e. Areas of metal that come into direct contact with concrete.
2. In the event of:
 - a. Degree of bending less than 2T for sheet gauges up to 0.030 in. and degree of bending less than 4T for sheet gauges 0.031 in. and thicker.
 - b. Slopes of roof or sections of the roof flatter than ¼:12.
 - c. Mechanical, chemical or other damage sustained during shipment, storage, forming fabrication, during or after erection.
 - d. Forming which incorporates severe reverse bending or which subjects coating to alternate compression and tension.
 - e. Failure to provide free drainage of water, including internal condensation, from overlaps and all other surfaces of the sheets or panels.
 - f. Failure to remove debris from overlaps and all other surfaces of the sheets or panels.
 - g. Damage caused to the metallic coating by improper scouring or cleaning procedures.
 - h. Deterioration of the panels caused by contact with green or wet lumber or wet storage stain caused by water damage or condensation.
 - i. Presence of damp insulation or other corrosive materials in contact with or close proximity to the panel.
 - j. This warranty does not apply in the event of deterioration to the panels caused directly or indirectly by the panel contact with fasteners.

COMPONENT WARRANTY CONDITIONS:

1. Component Supplier's liability for breach of this warranty shall be limited exclusively to the cost of either repairing nonconforming, rupturing, perforating, or structurally failing galvanized components, or at option of BETCO or Component Supplier, furnishing FOB Buyer's plant sufficient sheet product to enable Buyer to fabricate replacement panels for nonconforming, rupturing, perforating or structurally failing panels.
2. Component Supplier shall not in any event be liable for the cost of labor expended by others on any nonconforming, rupturing, perforating or structurally failing galvanized components or for any special, indirect or consequential loss of profits or any other incidental, general, special or compensatory damages to anyone by reason of the fact that such galvanized components shall have been nonconforming, rupturing, perforating or structurally failing.
3. Claims must be reported in writing to BETCO within twenty-one (21) days after discovery of nonconformance, rupture, perforation or structural failing, and BETCO shall be given a reasonable opportunity (which shall not be less than thirty (30) days from the date of receipt of notification) to inspect the galvanized components claimed to be nonconforming, rupturing, perforating or structurally failing. Adequate identification of the material involved in the claim, including date of installation, BETCO order number, invoice number and date of shipment must be established by Buyer. A copy of this document must be presented to BETCO at time of claim.
4. Buyer shall exercise diligence in inspection of galvanized components as received from BETCO so as to mitigate any expenses to BETCO under this Component Warranty.
5. This warranty is non-transferable and non-assignable. Should the Buyer become insolvent, bankrupt, make an assignment for the benefit of its creditors, or for any reason discontinue its normal or regular business practice, this warranty shall forthwith become null and void and of no legal effect.
6. Panel repaired or sheet product furnished under this warranty shall not extend the original warranty time period hereunder.
7. Buyer acknowledges that white rust can form on steel materials stored with trapped moisture, although such condition does not affect the structural integrity of the materials. BETCO shall not be responsible for repair or replacement of any such materials.

GENERAL COMPONENT WARRANTY TERMS 1-4 ARE ATTACHED AND INCORPORATED HEREIN BY REFERENCE IN THEIR ENTIRETY.

THIS GENERIC COMPONENT WARRANTY IS NOT VALID IF IT IS NOT SIGNED AND DATED BY BETCO AT THE EXECUTION OF COMPONENT WARRANTIES SECTION HEREAFTER.

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EXECUTION OF COMPONENT WARRANTIES "A", "B" and "C":

Attached generic component warranties through BETCO suppliers:

- BARE GALVALUME™ ROOFING 25 YEAR, 6 MONTH LIMITED WARRANTY
- Coatings/Paint - 40 YEAR LIMITED WARRANTY
- Bare Galvanized – Interior - 20 YEAR, SIX MONTH LIMITED WARRANTY

EXECUTION OF THE ABOVE GENERIC COMPONENT WARRANTIES THROUGH BETCO SUPPLIERS IS NOT VALID UNLESS AND UNTIL SIGNED AND DATED BY BETCO BELOW:

BETCO, INC.

BY: _____
Judy Murdock

DATE: _____

PROJECT #: _____	Project: _____
CONTRACT #: _____	Location: _____
BUYER: _____	_____

LIMITED WARRANTY OF BETCO, INC. and all BETCO Component Warranties require Buyer to strictly comply with the following Preventative Maintenance Tips for BETCO Building Owners:



1-800-654-7813
www.betcoinc.com

Preventive Maintenance Tips for **BETCO Building Owners**

Performing regular preventive maintenance on BETCO buildings is not only a smart habit to get into, but it will save you money as well. That's because systematic upkeep of your buildings will lengthen their life, which means less maintenance costs down the road. Plus, your customers will feel better when you offer clean, attractive buildings in which to store their valuables. Here are a few tips to help you keep your BETCO buildings clean and well-maintained.

Regular Maintenance

There are exterior areas of your buildings that can be maintained on a regular basis with very little time or effort.

Roofs

You should walk your roofs regularly. BETCO roofs are plenty strong and can handle the extra weight easily. You may be surprised at the debris you'll find. Of course, you can expect residue from natural causes, such as wind or rain storms, but you may also find throw-away items, such as



scrap metal, cans and bottles, discarded by careless tenants or workers. In fact, if some materials are not removed, your warranty may be in jeopardy. It's also necessary to clean out gutters and downspouts, particularly in the spring and fall of the year.

Exterior Walls

At least once a year (or more), exterior walls should be washed down to remove dust, dirt and



grime. We suggest using regular carwash cleaner for this. It will keep paint surfaces clean and help prevent the paint from dulling.

When Tenants Move Out

Interiors

When tenants move out and units are vacant, is a good time to take care of any required maintenance.

Roll-up Doors

When doors are originally installed, door axles, springs, and door tracks are lubricated to ensure smooth movement. Over time, these oils dry out and problems arise where rubber and plastic surfaces come in contact with metal doors and tracks.



While units are vacant, we suggest doors be rolled down and springs and axles be lubricated with spray on lithium grease. At the same time, door tracks should be sprayed with clear silicone. Cans



of lithium grease and silicone are available at any auto supply or home improvement store. These simple, preventive measures will make your doors work better with very little time and effort.