



The Silent Liability

Closing the Warranty Gap

From the Roofers' Advantage Technical Library

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The roofing industry currently faces an **"unspoken warranty gap"** that leaves both contractors and homeowners fundamentally vulnerable. While a primary roofing system—such as asphalt shingles or metal roofing—is often sold with a 30-year, 50-year, or "Lifetime" guarantee, the self-adhered underlayment installed beneath them frequently carry much shorter limited warranties, often capping out at only 10 years.

This creates a massive technical and legal disconnect: the secondary water barrier, which acts as the home's critical last line of defense against ice dams and wind-driven rain, is warranted to last only a fraction of the time compared to the primary roofing system. When the underlayment reaches its warranted life expectancy, the integrity of the entire building envelope is compromised, leaving the contractor liable for "system failures" that primary manufacturers often refuse to cover.

Solving the Gap with the Flash Deck® System

By utilizing advanced **butyl technology**, this gap is effectively closed. Unlike traditional asphalt-based modified bitumen products that can degrade, dry out, or bond to primary roofing system over a single decade, the **Flash Deck®** line of butyl products is engineered for extreme thermal stability and permanent flexibility.

The Flash Deck® system provides a comprehensive, warranty-aligned solution for every part of the roof:

1. **Flash Deck Shingle Base:** Engineered specifically for the asphalt shingle market, this underlayment bridges the gap between luxury performance and everyday value. It provides the high-performance butyl seal required for "Lifetime" systems without the luxury price tag.
2. **Flash Deck Metal Base:** A high-temperature (HT) formula rated for the extreme thermal shifts found under metal roofing. It remains UV-stable for up to six months, ensuring that the secondary water barrier survives the rigors of heavy-duty installations.
3. **Flash Deck Strip-In:** Designed to eliminate the "over/under" debate at the roof's most vulnerable perimeters. This component integrates the drip edge into a continuous, unified seal, reinforcing the eaves and rakes where traditional methods often fail.

A Unified Standard of Protection

This alignment ensures that the entire roofing assembly is protected by a unified, long-term performance standard. By replacing outdated asphalt chemistry with high-performance butyl, the Flash Deck® system allows the underlayment to finally match the lifespan and warranty of the primary roof covering.

For the contractor, this solves the liability issue by ensuring the "last line of defense" doesn't expire early. For the homeowner, it provides true, synchronized peace of mind, transforming the roof into a singular, lifetime protective shield.