



“In-Situ” Warranty vs. Fairview Warranty

*The word is the same. The document is not.
Read both before the spec is locked.*



Why “In-Situ” Isn’t Enough

“In-situ” describes how a defect gets fixed — not whether the defect is covered in the first place. Most major ACM warranties now use in-situ language. Many of those same documents exclude coastal exposure, natural metal composites (zinc, copper, stainless, titanium), exposed cut edges, complex bend geometries, and the new owner after a property sale. The remedy clause reads comprehensively. The coverage and exclusion clauses are where the warranty actually lives.

The Fairview warranty is in-situ. It is also non-prorated, transferable on resale, coastal-included by default, and covers product and finish in a single document - with the finish governed by AAMA 2605 — the strictest of the three AAMA finish performance standards.

Six Commitments the Fairview Warranty Makes In One Document

1

Product AND Finish

Panel (including delamination) and finish (adhesion, color, gloss) covered in a single document — not two separate warranties with separate terms.

2

Coastal Included

The document is titled a “Coastal Warranty.” Coastal environments are covered as standard, not sold as a separate upgrade.

3

Transferable

On building sale, coverage transfers to the new owner. Initiated within 30 days of closing via a simple email process.

4

Non-Prorated

Remedy does not decline over time. A finish defect in year 28 is treated the same as a finish defect in year 3.

5

AAMA 2605

The strictest of the three AAMA finish performance standards is named explicitly as the governing standard — not isolated ASTM test methods.

6

In-Situ Remedy

Fairview repairs or re-supplies the material at its sole cost, on the building — not at the factory door.



The Comparison

What Each Warranty Actually Says

Ten dimensions where the language between a standard “in-situ” ACM warranty and the Fairview warranty diverges.

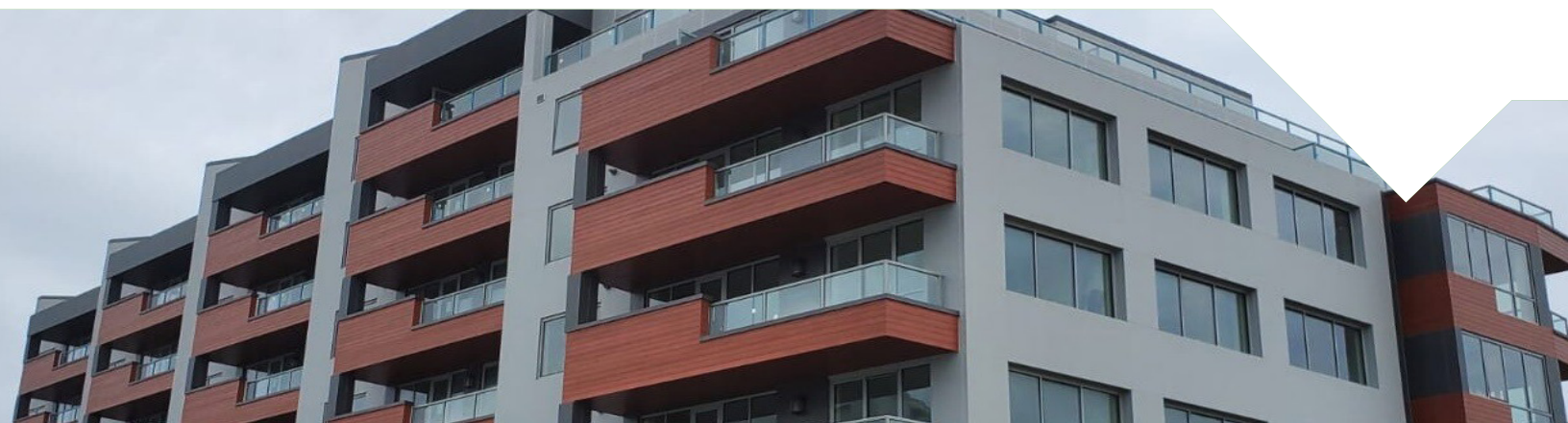
	Standard “In-Situ” ACM Warranty	Fairview Warranty
What is actually warranted	Product and finish covered under separate documents with different terms, exclusions, and durations. Owner must qualify under both to claim.	Product and finish in one document. Panel covered against delamination; finish covered against adhesion failure, color retention, and gloss retention — single point of accountability.
Coastal coverage	Typically excluded by default. Finish warranty often void within 1,500 ft of salt or brackish water; panel warranty for exposed cut edges void within 1 mile. Separate coastal warranty sold as an upgrade.	Included as standard. Document is titled a “Coastal Warranty.” Coastal environments are covered, subject to reasonable cleaning and maintenance.
Natural-metal composites (zinc, copper, stainless, titanium)	Finish warranty explicitly excludes non-aluminum skins. The specialty metals competitors often market most heavily are not covered by the standard finish warranty.	Product warranty applies. Finish warranty does not apply to natural metals — these are designed to weather — and this is stated clearly, not buried in exclusions.
Transferability on building sale	Commonly non-transferable and non-assignable. Warranty runs only to the original purchaser; a building sold mid-term effectively loses coverage.	Transferable. Initiated within 30 days of closing via a simple email process. Protects asset value on resale and through ownership change.
Proration	Often capped at “cost to refinish” or original material cost — remedy declines in real terms over the warranty period.	Non-prorated. Title states “Non-Prorated.” Full remedy available through the final day of coverage.
Remedy & repair appearance	Color variance between repaired and original panels is commonly excluded from the definition of “defect.” A visually mismatched repair on a large facade may have no recourse.	Repair or re-supply at Fairview’s option, using a suitable coating system. Customer acknowledges replacement panels may not be from the original batch, with that boundary stated up front.
Contractor selection	Manufacturer typically reserves the right to select the repair contractor at its sole option. Customer has no contractual right to choose who performs work on the building.	Fairview-approved repair methodology. Owner and fabricator retain standing in the remediation process — the named parties on the certificate stay involved.
Warranty clock start	Clock typically starts at shipment from the manufacturer’s warehouse. On a long construction schedule, the owner can lose months of coverage before the building is even occupied.	Tied to the issue date of the warranty certificate — the project, not the truck. The warranty starts when the project is recognized, not at the loading dock.
Governing standard	Individual ASTM test methods cited (e.g., D4214 for chalk, D2244 for color, D523 for gloss) — not a single performance specification.	AAMA 2605 — the strictest of the three AAMA finish performance standards — named explicitly as the governing standard.
Right to terminate the warranty program	Manufacturer commonly reserves the right to terminate the warranty program at any time on 30 days’ written notice. The program itself is not contractually permanent.	No termination clause. Warranty obligations remain as issued for the full term.

How To Read This Warranty

Which Rows Matter Most — By Stakeholder

Different roles read this document for different reasons. Here’s where each one should look first.

Role	What they care about	Rows to read first
Building Owner / Developer	Long-term asset protection. Resale value. Coverage continuity through a likely ownership change.	<ul style="list-style-type: none"> • Transferability • Coastal coverage • Non-prorated • Warranty clock start • Right to terminate
Architect / Spec Writer	Design freedom protected through the warranty. No carve-outs for natural metal, complex geometry, or coastal exposure.	<ul style="list-style-type: none"> • What is warranted • Natural-metal composites • Coastal coverage • Governing standard (AAMA 2605)
Envelope Consultant	Performance verification. A warranty that is actually executable in the field when called upon.	<ul style="list-style-type: none"> • Remedy & repair appearance • Contractor selection • Governing standard • What is warranted
General Contractor	Schedule risk and owner satisfaction at turnover. Where the warranty stands at handoff.	<ul style="list-style-type: none"> • Warranty clock start • Remedy & repair appearance • Contractor selection
Fabricator / Installer	Standing on the warranty certificate. Product reliability through the supply chain.	<ul style="list-style-type: none"> • What is warranted • Remedy & repair appearance • Contractor selection



What The Fairview Warranty Says, In Its Own Words

From the warranty document	What it means in practice
"Non-Prorated In-Situ Repair & Replacement Transferable Product & Finish Coastal Warranty"	The title of the document names six distinct USPs. This is the operative title of the legal instrument — not marketing language wrapped around it.
"The governing standard covering this warranty is AAMA 2605."	The strictest of the three AAMA finish performance standards. The warranty commits to a full performance specification, not isolated ASTM test methods.
"...free from defects in manufacturing and workmanship (including delaminating)..."	Delamination is explicitly named in the panel coverage. The panel itself is warranted, not only the coating system applied to it.
"...will not suffer adhesion failure through flaking, blistering, or peeling, including in coastal environments..."	Coastal is named in the affirmative — covered, not excluded. No separate coastal upgrade required.
"Transferring the warranty to a new building owner must be initiated within 30 days of the closing date of the sale to the new building owner."	Transferability is built into the standard warranty. A simple 30-day process preserves coverage through ownership change.

The Bottom Line

Both documents say "in-situ." Only one says it after committing to cover the conditions where in-situ remediation is most likely to be needed — the coast, the natural metal panels, the resale event, the long building hold, the long construction schedule, the contractor of record. **Competitor warranties are structured to protect the manufacturer. The Fairview warranty is structured to protect the building owner.**

Read Both Documents

On a coastal project, a long-hold asset, a building with natural metal panels, complex bend geometries, or a development likely to change hands during the warranty period — the warranty document is the spec line that matters most. Request the full Fairview warranty certificate and your specified competitor's warranty document from your Fairview representative. Read both. The one written to protect the building owner is identifiable in 90 seconds.

Start the conversation.

Request a supplier qualification package, a sample kit, or schedule an introduction call.

860-242-2711 • helpdesk@fairview-na.com • fairview-na.com

