



# Ruberoid®/GAFGLAS® DIAMOND PLEDGE™ NDL ROOF GUARANTEE



No G2013-00001878

OWNER: SAVANNAH-CHATHAM CTY PUBLIC SCHOOL SYSTEM PERIOD OF COVERAGE: 20 YEARS

NAME AND TYPE OF BUILDING: BOARD OF EDUCATION CENTRAL OFFICE

ADDRESS OF BUILDING: 208 BULL STREET, SAVANNAH, GA 31401

SPECIFICATION: I02MGPFRR(CA) AREA OF ROOF: 42.00 SQUARES

APPLIED BY: METALCRAFTS INC / SAVANNAH, GA

DATE OF COMPLETION: 01/31/2013 GUARANTEE EXPIRATION DATE: 01/31/2033

## THE GUARANTEE/SOLE AND EXCLUSIVE REMEDY

GAF guarantees to you, the original owner of the building described above, that GAF will provide "Edge To Edge" protection by repairing leaks through the GAF roofing membrane, liquid-applied membrane or coating, base flashing, insulation, expansion joint covers, preflashed accessories, and metal flashings used by the contractor of record that meet SMACNA standards (the "GAF Roofing Materials") resulting from manufacturing defects, ordinary wear and tear, or workmanship in applying the GAF Roofing Materials. There is no dollar limit on covered repairs. Leaks caused by any materials other than those listed above, such as the roof deck, non-GAF insulation, or any other materials used in the construction of the roof system, are not covered.

## GUARANTEE PERIOD

This guarantee ends on the expiration date listed above. **NOTE:** Lexsuco® and uncoated M-CURB Flashings are covered by this guarantee only for the first ten years.

## OWNER'S RESPONSIBILITIES

### Notification of Leaks

In the event of a leak through the GAF Roofing Materials, you must make sure that GAF is notified directly about the leak, in writing, within 30 days by e-mail (preferred) at [guaranteeservices@gaf.com](mailto:guaranteeservices@gaf.com), or in writing to Guarantee Services Department, 1361 Alps Road, Bldg. 11-1, Wayne, New Jersey 07470, or GAF will have no responsibility for making repairs. **NOTE:** The roofing contractor is NOT an agent of GAF; notice to the roofing contractor is NOT notice to GAF.

By notifying GAF, you authorize GAF to investigate the cause of the leak. If the investigation reveals that the leak is not covered by this guarantee, you agree to pay an investigation cost of \$500. This guarantee will be cancelled if you fail to pay this cost within 30 days of receipt of an invoice for it.

### Preventative Maintenance and Repairs

- You must perform regular inspections and maintenance and keep records of this work.
- To keep this guarantee in effect, you must repair any conditions in the building structure or roofing system that are not covered by this guarantee but that GAF concludes may be threatening the integrity of the GAF Roofing Materials (e.g., porous walls allowing water entry into the roofing system).
- You may make temporary repairs to minimize damage to the building or its contents in an emergency, at your sole expense. These repairs will not result in cancellation of the guarantee as long as they are reasonable and customary and do not result in permanent damage to the GAF Roofing Materials.
- Any equipment or material that impedes any inspection or repair must be removed at your expense so that GAF can perform inspections or repairs.

## EXCLUSIONS FROM COVERAGE

(e.g., items that are not "ordinary wear and tear" or are beyond GAF's control)

This guarantee does NOT cover conditions other than leaks. This guarantee also does not cover leaks caused by the following:

- Inadequate roof maintenance, that is, the failure to follow the Scheduled Maintenance Checklists provided with this guarantee (extra copies available by calling Guarantee Services at 1-800-ROOF-4111).
- Unusual weather conditions or natural disasters including, but not limited to, windstorms, hail, floods, hurricanes, lightning, tornados, and earthquakes, unless specifically covered under this guarantee.
- Damage to the roof constructed of the GAF Roofing Materials due to: (a) movement or cracking of the roof deck or building; (b) improper installation or failure of any non-GAF insulation or materials; (c) infiltration or condensation of moisture through or around the walls, copings, building structure or surrounding materials except where high wall GAF waterproofing flashings are installed; (d) chemical attack on the membrane, including, but not limited to, exposure to grease or oil; (e) the failure of wood nailers to remain attached to the structure or (f) moisture migration from the building interior or any building component other than the GAF Roofing Materials.
- Traffic of any nature on the roof unless using GAF walkways applied in accordance with GAF's Application and Specifications Manual.
- Blisters in the GAF Roofing Materials that have not resulted in leaks unless (a) the blister is between the base sheet and insulation and a Stratavent® Eliminator™ Perforated Venting Base Sheet is installed directly over isocyanurate insulation, or (b) the blister is in a seam and may affect the watertight integrity of the GAF Roofing Materials.
- Changes in the use of the building or any repairs, modifications, or additions to the GAF Roofing Materials after the roof is completed, unless approved in writing by GAF.
- Conditions that prevent positive drainage or result from ponding water.
- Any condition (e.g., base flashing height or lack of counterflashing) that is not in accordance with GAF's Application and Specifications Manual or any deviation or modification from any specification published in the Manual, unless specifically authorized by a GAF Contractor Services Manager or Director in writing.

No representative, employee, or agent of GAF has the authority to assume any additional liability or responsibility for GAF, except in writing signed by an authorized GAF Contractor Services Manager or Director. **NOTE:** Any inspections made by GAF are limited to a surface inspection only, are for GAF's sole benefit, and do not constitute a waiver of any of the terms and conditions of this guarantee.

## TRANSFERABILITY

You may transfer or assign this guarantee to a subsequent owner of this building for the remaining term only if: 1) the request is in writing to GAF at the address listed below within 60 days after ownership transfer; 2) you make any repairs to the GAF Roofing Materials or other roofing or building components that are identified by GAF after an inspection as necessary to preserve the integrity of the GAF Roofing Materials; and 3) you pay an assignment fee of \$500. This guarantee is NOT otherwise transferable or assignable by contract or operation of law, either directly or indirectly.

## LIMITATION OF DAMAGES; MEDIATION; JURISDICTION; CHOICE OF LAW

THIS GUARANTEE IS EXPRESSLY IN LIEU OF ANY OTHER GUARANTEES OR WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, and of any other obligations or liability of GAF, whether any claim against it is based upon negligence, breach of warranty, or any other theory. NO PART SHALL GAF BE LIABLE FOR ANY CONSEQUENTIAL OR INCIDENTAL DAMAGES.



# 20 YEAR FULL SYSTEM WARRANTY

24064

ISSUE NUMBER: 2012-02-151  
EFFECTIVE DATE: 1/31/2013

**PROJECT NAME: SAVANNAH-CHATHAM COUNTY PUBLIC SCHOOL SYSTEM**  
**PROJECT ADDRESS: 208 BULL STREET, SAVANNAH, GA 31402**  
**OWNER'S NAME: SAVANNAH-CHATHAM COUNTY PUBLIC SCHOOL SYSTEM**  
**OWNER'S ADDRESS: 208 BULL STREET, SAVANNAH, GA 31402**  
**REPRESENTATIVE'S NAME & TELEPHONE: ROBERT YOUNGBLOOD 912.313.6899**

A. WDG expressly warrants to the Building Owner (Owner) that the Roof Membrane applied to the structure described above will remain free of water leaks due to deterioration of any component of the system resulting from ordinary weather conditions for a period of twenty (20) years from the date of completion. WDG will, for a period of twenty (20) years from the above date of completion, at its own expense, no dollar limit and non pro-rated, including all required material and labor, make such repairs as may become necessary to repair water leaks into the building which are due to deterioration of the system due to ordinary weather conditions. As used herein, the WDG polyurethane foam insulation and WDG coatings. The Roof Membrane may include a primer and/or vapor barrier when supplied by approved manufacturers.

## B. Conditions

This warranty is issued subject to the conditions that:

1. No subsequent alteration of, or addition to the existing structure which effects or may affect the Roof Membrane in any way, shall be made unless, WDG shall first be notified in writing and agree to such proposed alterations or additions, unless such alterations and conditions shall be made in accordance with such recommendations and conditions as WDG may describe. It is not WDG's intent to restrict proposed alterations or additions, but to ensure that acceptable sprayed-in-place polyurethane foam roofing system procedures are practiced.
2. The Owner is obligated to notify WDG in writing five (5) working days of the date that the Owner discovers defect; WDG shall then have the right to immediately inspect the defect, and if not given this right, this warranty shall be terminated. No third parties shall be deemed an agent of WDG for purposes of notification.
3. It is the Owner's responsibility to apply good roofing practice during the warranty period by either:
  1. Inspecting the roof at least (2) two times per year and performing maintenance as needed according to industry standards, especially following severe weather conditions or extraordinary work on roof-mounted equipment. If the coating is damaged, repairs must be made as soon as possible. Generally this can be done easily by using silicone sealant. Owner must maintain complete maintenance records covering inspections, reported problems, findings, and repairs.
  - or
  2. Entering into a maintenance agreement with the WDG or the approved applicator for an additional yearly fee.

Failure to inspect and maintain this roof may void this warranty.

## C. Exclusions:

This warranty does not cover failure of the Roof Membrane due to:

1. Damage to the Roof Membrane, substrate or underlying polyurethane foam insulation, property, building or contents caused by fire, settlement, faulty construction, or design, movement, misuse of structure, or other failure of the structure.
  2. Damage to the Roof Membrane, substrate or underlying polyurethane foam insulation due to natural causes, including but not limited to floods, lightning, hail, windstorms, cyclone, hurricanes, tornadoes, earthquakes, or other extraordinary or unusual events.
  3. Damage to Roof Membrane caused by solid or liquid deposits of any foreign substances.
  4. Failure of metal flashing or failures resulting from movement of mechanical equipment used in conjunction with the Roof Membrane or other flashing materials except as covered by WDG flashing endorsement.
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