

Date Issued: 8/12/2014

Warranty No.: W4002138

20 Years From: 07/03/2014

Spec #: GTA-FR-N-B3

WHEREAS, CertainTeed, 750 E. Swedesford Rd., Valley Forge, PA (hereinafter referred to as 'CT'), has sold its products which have been used in applying a roof membrane on the building described as follows:

Owner: Vista Park Villas HOA, 3355 Mission Ave #111, Oceanside, CA, 92058, 760-439-8611

Building: Vista Park Villas, 1100 -1223 Madera Lane, Vista, CA, 92084, 760-439-8611

CT Specification: GTA-FR-N-B3

Roofing Areas: 800 squares

Applied By: Taq Construction, 7328 Mission Gorge Rd, San Diego, CA, 92120, 619-287-4277

#### Coverage

CertainTeed Corporation (CT) hereby warrants the roof system installed at the above address, subject to the following terms, conditions, limitations and exclusions, for a period of 20 years from the date of completion of the roof system installation. If, during the duration of this Limited Warranty, a deficiency in the workmanship of the roof system installation or a manufacturing defect in the roof system causes a leak, CT or its designated roofing contractor will, at CT's expense, repair the roof system as necessary to restore it to a watertight condition. Only deficiencies in the roof system that cause leaks are covered by this Limited Warranty. In no event will CT be responsible for any costs related to the removal or abatement of any asbestos present in any existing roof system to which the CT roof system is applied. Roof system, as used herein, shall include the following components: FlintBoard™ Insulation, FlintFast™ Fasteners, FlintPrime™ Primers, FlintCoat™ Coatings, FlintBond™ Adhesives, applicable base sheet(s), interplies and cap sheet(s) (with appropriate roof coating of surfaces) required by the CT Product Specification, and asphalt material between layers when required, if applied per CT's Commercial Roof Systems Manual specification. Roof components which are not part of the roof system and hence not covered by this Limited Warranty include the following: underlying roof deck, insulation (non CT brand), vapor retarders, fasteners (non CT brand), metal work (non CT brand), drains, pitch pans, expansion joints, skylights, vents, plastic accessories, decorative or reflective coating (non CT brand), surfacing and/or any aggregates.

#### Exclusions from Coverage

This Limited Warranty does not cover leaks, damages or injuries of any type, including, but not limited to, damage to roof insulation, roof decks or other bases over which the CT products are applied, attributable directly or indirectly to any of the following:

1. Natural disasters, including, but not limited to, cyclones, tornadoes, hurricanes or other winds exceeding Force 9 on the Beaufort scale, lightning, earthquakes, flood, hail or fire.
2. Falling objects, civil insurrection, war, riot or vandalism.
3. Settlement, deflection, movement, moisture content, inadequate attachment or other deficiencies of the roof deck, pre-existing roof system, walls, foundations or any other part of the building structure, insulation or other materials underlying the roof system.
4. Failure of the roof system caused or contributed by:
  - a. Maintenance, repair or work on the roof unrelated to the roof system, such as mechanical, electrical or plumbing;
  - b. Infiltration or condensation of moisture in, through or around the walls, copings and metal components, pitch pans, building structure or underlying or surrounding materials;
  - c. Traffic of any nature or use of the roof surface as a storage area, walking or recreational surface or for any other similar purpose;
  - d. Movement or deterioration of metal work used in conjunction with the roof system;
  - e. Deposits of solids or liquids which may cause deterioration of the roof system;
  - f. Building design or construction;
  - g. Lack of positive drainage, to completely remove water from the roof system per NRCA guidelines; or
  - h. Installation over a wet surface or substrate.
5. Failure to adhere to CT's roof maintenance program (see CT's Roof Maintenance Form).
6. Unauthorized application on excluded buildings or structures (see CT's General Recommendations).
7. Any change in the building's basic usage unless approved in advance in writing by CT.
8. Any use of roofing material of any kind or nature not approved in CT's Commercial Roof Systems Manual.
9. Placement of any additional structures on the roof system (such as, but not limited to, equipment or framework used in connection with air conditioning units, transmission and/or reception devices, signs and/or water towers).
10. Failure to maintain the watertight integrity of the roof system. Owner must make repairs within 30 days of notification by CT to non-warranted items that affect the watertight integrity of the roof system.

In addition, CT will not be responsible for, or have any liability for, changes to the appearance of the roof system that do not result in roof leaks. This includes, but is not limited to, the loss of granules from the cap sheet and/or surface cracking due to weathering or normal wear and tear from the elements.

#### Non-Warranted Repairs

Repairs must be made by a CT Gold or Silver Star roofing contractor or roofing contractor approved in advance by CT. Should a non-warranted repair be made by any roofing contractor, payment must be remitted to the roofing contractor within 30 days from completion of the work or the Limited Warranty will be void. Should non-warranted repairs not be made within 30 days of notification by CT, the Limited Warranty will be void.

#### Two-Year Inspection

A mandatory inspection will be made of the roofing membrane within 2 years from the date of application. If for any reason CT or its authorized representative is not granted access to perform the inspection this Limited Warranty shall be void.

#### Unapproved Repairs, Alterations, Deletions or Additions

All repairs, alterations, deletions or additions to any aspect of the roof, or any material contiguous thereto, must have prior written approval of CT's Commercial Warranty Department (CertainTeed Roofing Products Group, Commercial Warranty Department, 1400 Union Meeting Road, PO Box 1100, Blue Bell, PA 19422, (800) 396-8134). If Owner, without prior written consent of CT, makes or permits any repairs, alterations, deletions or additions to the roof, all of CT's obligations, duties and coverage under this Limited Warranty will terminate.

#### Notice of Claims

Any claim or request for CT to perform under this Limited Warranty must be made by Owner to CT in writing within thirty (30) days of discovery of the defect (notification to the contractor is not considered notice to CT) or CT will have no responsibility for the repairs. This notice of claim must include a general description of the alleged defect and a copy of the roof maintenance records. Owner shall grant access to the entire roof system as necessary for CT to investigate a claim. If access is not granted, CT shall have the right to determine, at its sole discretion, that this Limited Warranty is void as to that portion of the roof system to which access is denied. Should the investigation of the leak be determined not to be covered under this Limited Warranty, any costs associated with the leak investigation shall be the Owner's sole responsibility.

NOTE: In the event an emergency condition exists which requires immediate repair to avoid damage to the building or its contents, Owner may make essential temporary repair (s) performed by a qualified roofer. CT will only reimburse Owner for essential temporary repair expenses that would have been covered under this Limited Warranty.

#### Modifications

Only CT's Commercial Warranty Department is authorized to modify coverage provided by this Limited Warranty. Issuance of this Limited Warranty or review or inspection of plans, the building or product application by a CT representative does not waive any exclusions or conditions of this Limited Warranty. Application of a roof system that deviates from CT's Commercial Roof Systems Manual specifications voids coverage, unless prior written approval is provided by CT's Commercial Warranty Department.

#### Transferability of Warranty

This Limited Warranty may be transferred to a subsequent owner only if CT's Commercial Warranty Department is notified at the above listed Blue Bell address within thirty (30) days of real estate title transfer and upon payment of the applicable transfer fee to CT. Failure to transfer this Limited Warranty pursuant to these stated conditions terminates CT's warranty obligations. If it is determined at CT's sole discretion that the roof is in a state of poor maintenance or in disrepair, CT reserves the right to reject the transfer and void this Limited Warranty. All transfer fees will be refunded minus the cost of any applicable inspection and administrative fees.

#### Conditions Pertaining to Warranty Issuance

This warranty shall become effective only upon the occurrence of all the following events: (1) Receipt of roofing contractor's notice of completion; (2) CT final inspection and completion of all punchlist items; (3) Payment of CT's warranty fee; and (4) Owner's payment to roofing contractor for installation and supplies.

#### Disclaimer of Warranties and Limitations of Remedies

THIS DOCUMENT CONSTITUTES THE EXCLUSIVE WARRANTIES AND REMEDIES PROVIDED BY CERTAINTEED. THE WARRANTIES AND REMEDIES CONTAINED IN THIS DOCUMENT ARE EXPRESSLY IN LIEU OF ANY AND ALL OTHER OBLIGATIONS, GUARANTEES AND WARRANTIES, WHETHER WRITTEN, ORAL OR IMPLIED BY STATUTE OR AT LAW. STATE LAW WILL DETERMINE THE PERIOD OF TIME FOLLOWING THE SALE THAT A PROPERTY OWNER MAY SEEK A REMEDY UNDER THE IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. CERTAINTEED'S OBLIGATIONS, RESPONSIBILITIES AND LIABILITY SHALL BE LIMITED TO REPAIRING, REPLACING OR REFUNDING THE DEFECTIVE PRODUCT AS SET FORTH IN THIS LIMITED WARRANTY. IN NO EVENT SHALL CERTAINTEED BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES OF ANY KIND, INCLUDING ANY DAMAGE TO THE PROPERTY, THE BUILDING OR ITS CONTENTS, OR FOR INJURY TO ANY PERSONS, THAT MAY OCCUR AS A RESULT OF THE USE OF CERTAINTEED'S PRODUCTS OR AS A RESULT OF THE BREACH OF THIS WARRANTY. IF YOUR STATE DOES NOT ALLOW EXCLUSIONS OR LIMITATIONS OF SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES, THE ABOVE LIMITATIONS MAY NOT APPLY TO YOU.

#### Agreement to Binding Arbitration

Any and all claims, disputes and other matters in question that may occur between Owner, the contractor, and/or CT, arising out of, in connection with, or relating to this Limited Warranty or breach thereof, shall be submitted to BINDING ARBITRATION for resolution. The arbitration shall be conducted by the American Arbitration Association under its Construction Industry Arbitration Rules then in effect, unless the parties mutually agree otherwise. This agreement to arbitrate shall be specifically enforceable under the Federal Arbitration Act, 9 U.S.C. § 2 or the applicable state arbitration laws. The award rendered by the arbitrator shall be final, and judgment may be entered upon such award in accordance with applicable law in any court having jurisdiction thereof.

#### Examination or Inspection

CT does not practice engineering or architecture. Issuance of this Limited Warranty or roof inspections made by CT or an authorized agent of CT do not constitute an approval of the roof, roof design plans or specifications, or construction or installation of the roof. Roof designs, construction plans or installation of the roof system should be approved by Owner or Owner's professional.

Note: All referenced documents/forms available at [www.certainteed.com](http://www.certainteed.com).

CertainTeed Corporation, 750 E. Swedesford Road, P.O. Box 860, Valley Forge, PA 19482

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The following information is designed to assist owners in establishing a regular and beneficial roof inspection and maintenance program. This important area of responsibility for the building owner can provide many long-term benefits, including extended life expectancy of the roofing system, reduced average in-place cost, prevention of major deterioration resulting from minor problems and eventually, reduced roof system replacement cost.

#### Roof Maintenance Guidelines

All roofs require regular inspections and periodic maintenance to achieve their expected life. Roofs should be inspected at least twice yearly, in the spring and fall. Additionally, all roofs should be inspected after any severe weather or storms. The roofing contractor who installed the roof membrane, in conjunction with the building owner's maintenance personnel, should perform these inspections. Leaks occur most often at flashings, pitch pans, gravelstops, and other penetrations. Pay special attention to these areas. Included among the roof components that are not part of the roof membrane and hence not covered by the applicable CertainTeed limited warranty are the following: underlying roof deck, insulation, vapor retarders, fasteners, metal work, drains, pitch pans, expansion joints, skylights, vents, plastic accessories, decorative or reflective coating, surfacing and/or any ballast, rock, or gravel. Roof components are the owner's responsibility to maintain.

**General** – One of the keys to avoiding roof damage is limiting access to the roof. Allow only authorized personnel on the roof who understand good roof access procedures and precautions. Bag and remove all debris from the roof. Keep grease and oil off of the roof. Clean and remove any liquid deposits immediately. Do not allow foot traffic on the roof in very hot or very cold weather. Do not allow the installation of television or radio antennas, satellite dishes or other mechanical equipment without notifying CertainTeed for approval and for consultation about the methods and details for these installations.

**Roof Drains** – CertainTeed requires positive drainage. Owners must keep roof drains and the surrounding areas free of debris to allow for proper drainage. Maintain proper attachment of drain clamping rings.

**Metal Flashing** – Start with a visual examination looking for areas of damage or rust. Ensure that the flashing has remained properly attached and sealed. Repair or replace areas with damage, poor caulking, and all loose areas including counterflashing, coping, seams and/or joints.

**Pitch Pans** – Keep pitch pans full at all times. Examine and repair the metal pan assembly when necessary.

**Rooftop Equipment** – Qualified roofing personnel should accompany the equipment installation and/or service employees. If this is not practical, have qualified roofing personnel inspect the area after the equipment installation and/or service employees have completed their work. Regularly check and maintain the condition of all rooftop equipment. Ensure that no substances from the equipment are being deposited on the roof, and if deposits are present – clean immediately. Check equipment flashing for proper condition.

**Roof Coating** – Visually inspect for signs of deterioration. Maintenance or replacement completed by a roofing professional is essential. Coating life is affected by a variety of factors including climate and environment.

**Other** – The above list reflects only the most common components found on roof systems; it is not all-inclusive. Contact CertainTeed for additional information.

#### Owner Inspection and General Recommendations

A. Utilize roofing professionals or thoroughly trained maintenance personnel for roof-related issues.

B. Owners should file all job records, drawings, and specifications for future reference. Contract with a roofing contractor authorized by CertainTeed to set up a regular inspection and roof maintenance schedule. Record maintenance procedures as they occur. Log all roof access times and other trades working on the roof, in case damage should occur. Report damage as soon as it occurs, so repairs may be scheduled and executed as soon as possible.

C. Make more frequent inspections (six times per year) on buildings that house manufacturing facilities that evacuate or exhaust debris onto the roof.

D. Inspect the exterior of the building for settlement or movement. Structural movement may result in splits in the roof membrane.

E. Repairs should be performed as soon as needed – owners should not allow a nuisance leak to develop into a major problem, degrading insulation and destroying a large portion of the roof assembly.

While a roofing contractor authorized by CertainTeed should perform repairs and maintenance work, the owner can help maintain the roof by ensuring that minor clean-up and maintenance procedures are performed (e.g., regular checking and cleaning of debris from roof and around drains.)

F. Notify CertainTeed immediately after a roof leak occurs. If possible, note conditions resulting in leakage. Heavy or light rain, wind direction, temperature, and the time of year that the leak occurs are all important clues to tracing roof leaks. Note whether the leak stops shortly after each rain or continues to drip until the roof is dry. If the owner is prepared with the facts, the diagnosis and repair of roof problems can proceed more rapidly.

G. In some emergency situations, owner-applied temporary patches may be made to stop leaks to minimize property loss. Except for certain emergency situations, owners should not attempt roof repairs. The puncturing of a blister or the spreading of a liquid-applied coating or bituminous cement may only cover up evidence needed to ascertain the real problem.

For your convenience, we have provided a basic inspection form on the reverse side of this page that addresses several critical areas of the roofing system.

CertainTeed Roofing Products Group – 1400 Union Meeting Road, PO Box 1100, Blue Bell, PA 19422

Attn: Commercial Warranty Department – Phone: 800-396-8134 – Fax: 610-254-5458

Email: [rpg.comm.services@saint-gobain.com](mailto:rpg.comm.services@saint-gobain.com) • Website: [www.ctndi.com](http://www.ctndi.com)

Rev 1/2014

Date: \_\_\_\_\_ Inspected By: \_\_\_\_\_

ROOF PLAN LEGEND	
Roof Drain	
Scupper	
Firewall	
Chimney	
Skylight	
Scuttle or hatch	
Penthouse	
Ventilator/Fan	
Vent Pipe	
Air Conditioner	
Cooler	
Pitch Pocket	
Saddle	
Hip	
Ridge	
Valley	
Pipe or Conduit	
Screen Support/Fence	
Expansion Joint	
Metal Edging - Single-line perimeter	
Parapet Wall - Double-line perimeter	
Other	_____

Owner Based Maintenance Requirements				Condition of Roof Membrane Surface Condition		Yes	No
	No Problems	Maintenance Required	Not Applicable				
1. Edge Metal	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Any blisters, splits, buckles, or punctures?		<input type="radio"/>	<input type="radio"/>
2. Counter Flashing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Any bare spots, displaced gravel, thin coating or severe granule loss?		<input type="radio"/>	<input type="radio"/>
3. Expansion Joints	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Reflective coating in good condition?		<input type="radio"/>	<input type="radio"/>
4. Pitchpans	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Any evidence of ponding?		<input type="radio"/>	<input type="radio"/>
5. Drains	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Any evidence of residue deposits or foreign contamination?		<input type="radio"/>	<input type="radio"/>
6. Scuppers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Are A/C condensation lines on extending into drains?		<input type="radio"/>	<input type="radio"/>
7. Skylights	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Any evidence of traffic or physical damage?		<input type="radio"/>	<input type="radio"/>
8. Coping Covers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Any evidence of wet insulation?		<input type="radio"/>	<input type="radio"/>
9. Vents	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Comments			
10. Flues	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	General Conditions		Yes	No
11. Antennae	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Any building or structural movement?		<input type="radio"/>	<input type="radio"/>
12. HVAC Equipment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Any deflection or sagging of deck?		<input type="radio"/>	<input type="radio"/>
13. Sign Supports	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Any alterations, additions or new penetrations?		<input type="radio"/>	<input type="radio"/>
14. Coatings/Toppings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Any change in building usage?		<input type="radio"/>	<input type="radio"/>
15. Debris	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Comments			
16. Other	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				
Comments:							

Copies should be made of this form and used in your semi-annual roof inspections

CertainTeed Roofing Products Group – 1400 Union Meeting Road, PO Box 1100, Blue Bell, PA 19422  
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 Rev 1/2014