



# WARRANTY DOCUMENT

29231 Northwestern Hwy  
Southfield, MI 48034  
Phone (248) 350-2323

Completion Date: XX/XX/XXXX  
Today's Date: 02/5/2018



American Standard Roofing LLC does hereby warranty for a period of 360 months from the above completion date all labor along with the manufacturers warranty on materials for

Customer's Name: *SAMPLE*

Job Address: *1234 Sample Road, Sample MI 48XXX*

Make of Shingles: *Tamko Heritage*

Color of Shingles: *Sample Warranty Black Walnut*

to be free from defects and faulty workmanship. In the event any work fails to conform to the requirements of the contract between the undersigned and the customer the same shall be corrected by the Contractor in accordance with this warranty.

- In the event any repairs or adjustments become necessary within the warranty period due to defects, faulty workmanship or construction, such repairs as shall be necessary shall be made by the Contractor, free of charge, after receipt of written notice to it of the claimed defects or breach of warranty.
- The Contractor reserves the right to make any repairs that may be necessary to correct such defects, faulty workmanship or construction, and the Owner shall have no cause of action against the Contractor unless the Contractor shall fail to make the repairs necessary to correct such defective materials or workmanship.
- This Warranty shall be subject to the following exceptions:
  1. This Warranty is transferrable one time.
  2. The Contractor shall not be responsible for any damages caused by settlement of the building.
  3. Damages to property caused by destruction of property by the willful or negligent acts of the Owner or others on the property.
  4. Latent defects in materials not apparent to the Contractor at the time of installation or insufficiencies of materials due to deviation by manufacturer or supplier of materials in manufacture or processing thereof.
  5. Contractor not responsible for damages or leakage caused by act of Nature, windstorm damage, flooding, hailstorm, torrential rains, ice damming, leakage or damage caused by improper gutter maintenance, etc.
  6. Project must be paid in full, or Warranty in all regards and capacities is null and void.

This warranty shall be void in the event the above named Owner shall fail to give the Contractor notice in writing of such claimed defects, or in the event the Owner or any one on his behalf shall attempt to alter or change the Contractor's work prior to inspection thereof by the Contractor or its agent.

**IN WITNESS WHEREOF, the Contractor has caused this warranty to be duly executed.**

**AMERICAN STANDARD ROOFING LLC**  
**Gayle Goodman, Owner**





## Roof Maintenance Guide:

You have made a very wise investment, and we sincerely appreciate your business. Your continued satisfaction and recommendations are what make us one of the most successful roofing companies in the state. Please read and abide by these following guidelines in order to keep your new roof, and/or associated products, in the best possible condition, and to keep your warranty in full effect.

If at any time you have any questions or concerns, feel free to contact us and we will be happy to help.

### What Can Damage A Roof?

It is important to understand the issues that may affect your new roof, so that you can keep any eye out for any signs of potential problems.

- **Exposure:** Extended or extreme exposure to the elements (sun, water, freeze-thaw) and nearly any exposure from chemicals or other foreign debris.
- **Structural Movement:** Buildings sometimes settle and can expand or contract.
- **Biological Growth:** Vegetation, algae, and mold growth.
- **Not Fixing Problems Immediately:** When a small problem is not repaired quickly, it can lead to major long term issues.
- **Forgetting About Regular Maintenance:** The single biggest cause of premature roof failure.
- **Change in The Use Of The Property:** Increases in the interior relative humidity of a building can potentially cause severe condensation problems.

#### *Immediate Concerns*

- **Extreme Weather:** Lightning, high winds, hail, drenching rains that overflow the flashing heights.
- **Equipment Additions:** Improperly added equipment or other items improperly added to the roof.
- **Trade Damage:** Punctures, holes, etc caused by other contractors working on the roof.
- **Unintended Abuse:** Vandalism or accidental damage, even small holes can let a lot of water in.

# Best Practices to Protect Your Roofing System

Just like a new car, your roof needs to be periodically inspected and have its scheduled maintenance completed on time (oil changed, tires rotated).

- 1) **Maintain Records:** Keep copies of your original documentation as well as any further work that you have done.
- 2) **Conduct Routine Inspections:** At least once a year, although twice is highly recommended.
- 3) **Inspect the Roof After A Storm:** Severe weather can cause various issues, so do this after hail storms, heavy rains, high winds, etc.
- 4) **Repair Correctly:** Make sure that you have American Standard Roofing complete all necessary repairs to keep your warranty in effect. If you have any other contractor perform work on the roof you need to have us come out to inspect the roof ourselves to verify that there has been no damage caused.
- 5) **Keep Roof Free & Clear of Debris:** Always remove and debris from the roof, including the following: Leaves, branches, dirt, rocks, miscellaneous trash. Keep your gutters, downspouts, and the surrounding roof areas clear to ensure proper drainage.
- 6) **Keep Metal in Good Condition:** Examine all metal flashings, counter flashings, expansion joints, and pitch pockets for: Rust, detachment or damage, or deteriorated sealant. Reattach loose metalwork as necessary, reseal any loose joints or seams, repair metal as necessary, and prepare & paint any rusted metal.
- 7) **Keep Masonry and Siding In Good Condition:** Examine siding / masonry walls and coping for: cracks and bad mortar joints, deteriorated sealant, loose masonry/coping stones, indications of water infiltration, loose and cracked pieces or rotted out wood. All such conditions need to be repaired immediately in order to prevent water infiltration.
- 8) **Maintain Rooftop Equipment:** Examine rooftop equipment for any problems that may allow for water infiltration, including: air conditioners, vents, duct work, equipment stands or screens, skylights, satellite dishes, and antennas.
- 9) **Maintain Roof Coating If Present:** Eliminate any spillage or coolant, oils, grease, etc and repair roof membrane if affected. Examine protective coatings and recoat any cracked, flaked, blistered or worn areas with an approved roofing coating.
- 10) **Minimize Rooftop Traffic:** Limit access to necessary personal only. Maintain a log so that you can ascertain who has been on the roof in the event of damage. Unauthorized traffic on the roof is grounds for complete voiding of your warranty. Call us first before allowing anyone on your roof as we will help you devise the best plan of action.
- 11) **Snow & Ice Removal:** No matter what system you install, if there is enough ice and snow on a roof it is going to leak. Asphalt shingles are not meant to hold standing water, and if you do not properly clear the snow off of your roof then ice damming will occur. There are many homes in which the design may be visually appealing, but the architecture causes areas in which both water and snow tend to accumulate often. Buy a roof rake and use it regularly. They come with extension poles so that you do not have to climb a ladder in the winter. By at least clearing the snow from the eaves you help prevent ice from building up at the edge. Once ice has formed at the edge of the roof, anything that melts above it will have no way to drain off. Use calcium chloride to clear the ice out of your gutters or in other tough to reach places. Although we use a minimum of 6 feet of ice guard from the eaves and underlay all the valleys, this does not mean that your roof will not leak no matter how much snow and ice you accumulate. Again, if you are unable to physically maintain your roof please contact us to schedule our routine cleaning and removal service. For extreme circumstances or reoccurring issues, we will provide recommendations, such as installation of heat tape and additional insulation, to alleviate the problems.