

Well Roof™ Guarantee Extension Brochure

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North America's Largest Roofing Manufacturer!™*

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WELLROOF™

GUARANTEE EXTENSION

Roofs Are Like Cars—

If You Don't Maintain Them,
They Won't Perform When
You Need Them Most
(And Your Guarantee
Coverage Can
Be Jeopardized).





“Forgetting about roof maintenance... is perhaps the single biggest cause of roof failure.”

—Roofing Solutions Magazine

It's Common Sense...

If you want something to perform, you have to maintain it. After all, you wouldn't expect:

- a smoke alarm to work if you never change the battery
- your furnace to perform efficiently if you never change the filter
- your car to run if you never change the oil

Yet, property owners install a new roof and think that's the end of the story. It's not.

Simply put, regular roof maintenance is a responsibility of ownership. If you don't do it, you're putting your property at risk of damage from leaks, not to mention the risk of your guarantee coverage being jeopardized.

The good news is, regular maintenance can help you to preserve your roof and enjoy many years of reliable service.

Regular Roof Inspection And Maintenance Are Recommended By:

BOMA • The Roof Consultants Institute • Center For The Advancement Of Roofing Excellence • Single Ply Roofing Institute • Asphalt Roofing Manufacturers Assoc. • National Roofing Contractors Assoc. • Midwest Roofing Contractors Assoc. • Florida Roofing, Sheet Metal & A/C Contr. Assoc. • Northeast Roofing Contractors Assoc. • and many, many others!

What Wears Roofs Out? by Dick Fricklas, former Technical Director of the Roofing Industry Educational Institute (RIEI)

- **Exposure...** Either long-term exposure to the elements (sun, water, freeze-thaw) or shorter-term exposure to damaging air pollutants and chemicals
- **Structural Movement...** Such as building settlement or expansion/contraction not accommodated by the roofing system
- **Biological Growth...** Such as vegetation in areas of standing water or algae
- **Not Fixing Problems Promptly...** These can add up to a much shorter roof life—e.g., if a small problem is not repaired, then a large amount of insulation can be damaged
- **Forgetting About Maintenance...** This is perhaps the biggest cause of premature roof failure
- **Change In The Use Of The Building...** e.g., an increase in the interior relative humidity of a building can cause severe condensation problems within the roofing system

As Certified Maintenance Professionals (CMPs), We Can Help You Avoid Costly Roofing Problems...

We're Certified... For Your Protection

We've joined a program developed by GAF, North America's largest roofing manufacturer, that certifies us as maintenance professionals. To qualify, we've committed to GAF's rigorous inspection protocol using GAF's exclusive maintenance educational program.

As CMPs, we've had years of roofing experience. We know what to look for and how a little preventative care can avoid major expense down the road—when you least expect it. Unplanned maintenance can cause service disruptions that can distract you from your business.

Roofing professionals agree that a preventative maintenance program can reduce or eliminate problems related to the common cause of roof deterioration.

As GAF Certified Maintenance Professionals, we will perform

(or arrange for) the following vital services for your roof:

- Perform yearly inspections
- Communicate roof maintenance needs to you
- Make maintenance-related repairs as necessary
- Provide documentation to you (and GAF) that needed repairs have been made

We Can Offer GAF's Well Roof™ Guarantee Extension... Available Only Through CMPs

Every reputable roofing, architectural, and construction organization agrees: The best way to extend the life of your roof is to perform regular inspection and maintenance.

GAF is so committed to helping you ensure

the long-term performance of your roof (and maintain your guarantee coverage) that they've put together the Well Roof™ Guarantee Extension, a unique guarantee extension program designed to help you maintain your roof's watertight integrity. Participating in this program will not only help you meet the maintenance requirements of your GAF Diamond Pledge™ Guarantee, but GAF will extend the length of your coverage by 25%—with no additional guarantee fee! Just set up an annual inspection program through your GAF Certified Maintenance Professional.

Your CMP will perform one or more annual inspections of your roof, perform (or arrange for) any necessary maintenance (with your approval) to keep it watertight, and submit all necessary documentation to GAF. It's that simple!



GAF's Well Roof™ Guarantee Extension Program Can Help Safeguard Your Property...

The Well Roof™ Guarantee Extension program requires a very extensive annual inspection to evaluate the following parts of your roof/facility, performed by a GAF Certified Maintenance Professional. It will give you the peace of mind that your roof is performing as it was intended—while meeting the requirements to maintain your guarantee coverage.

Exterior (Evaluate exterior of building for obvious evidence of existing or potential leaks.)

Exterior Walls



- ☐ Check for leaks, staining, missing mortar.

Issues



- ☐ Does roof need cleaning?
Are there traffic patterns or are walkway pads needed?

Metal



- ☐ Check attachment; paint any rusted metal; re-caulk as necessary.

Interior (Examine interior roof deck, walls, and ceiling for evidence of leaks.)

Interior Walls



- ☐ Check for signs of leaks.

Interior Roof Deck



- ☐ Check for signs of leaks or deterioration.

Ceilings



- ☐ Check for signs of leaks.

Roof Perimeter (Evaluate base flashing, metal work, caulking, and anything that would affect the watertight integrity of the roof.)

Base Flashings



- ☐ Check attachment; check counter flashings; inspect for signs of movement.

Fascia/Coping



- ☐ Check for leaks, staining, missing mortar.

Roof Edges



- ☐ Check for deterioration.

Field Of Roof (Examine the condition of the roof, look for evidence of leaks, debris, or damage to the membrane. Also check ancillary items, evaluate penetrations for proper detailing and evidence of potential leaks.)

Expansion Joints



- ☐ Check for signs of excessive movement, leaks, or deterioration.

Field Of Roof



- ☐ Redistribute ballast; note damage/deficiencies; inspect coating.

Penetrations



- ☐ Fill all pitch pans, inspect pipe boots.

Drainage Systems



- ☐ Clear all gutters, down spouts, scuppers; clean out drains; check strainers and clamping rings.

HVAC Units



- ☐ Check ductwork, housings, lines, pipes, sheet metal cabinets, gaskets, and equipment base/tie-in.

Other



- ☐ Check for oil deposits, surface contamination, soft areas, vandalism, ponding water.

How Does The Well Roof™ Guarantee Extension Work*?

- Step 1 - Agree...** with your GAF Certified Maintenance Professional that you will participate in the Well Roof™ Program.
- Step 2 - Your CMP...** will notify GAF of your participation in the program.**
- Step 3 - GAF Will Send You...** acknowledgement of your guarantee extension.
- Step 4 - Continue...** having your CMP perform and document your annual inspections, and confirm to GAF that needed repairs have been made.

Note: If your annual inspections/repairs are discontinued, your guarantee coverage will revert to its original duration.

* Be sure to review the Well Roof™ Guarantee Extension Addendum for complete coverage and restrictions.

** GAF must be notified no later than 60 days prior to the second anniversary of the completion of the roofing system.

How You Benefit...

If Your Basic Diamond Pledge™ Coverage Is...	Your FREE Added Coverage Is...	And Your Total Guarantee Coverage With Well Roof™ Extension Is...
10 years	2½ more years	12½ years
12 years	3 more years	15 years
15 years	3¾ more years	18¾ years
20 years	5 more years	25 years
25 years	6¼ more years	31¼ years

WELL ROOF™ GUARANTEE EXTENSION

Diamond Pledge™
Guarantee Number: G006-00009631

"Your Best and Safest Choice!"

DIAMOND PLEDGE™ GUARANTEE • 25% TERM EXTENSION – NO CHARGE ADDENDUM

WELL ROOF™ GUARANTEE EXTENSION

GAF guarantees to you, the original or first subsequent owner of the building described in the above-referenced Diamond Pledge™ Guarantee, that GAF will extend this Diamond Pledge™ Guarantee for a term equal to 25% of the original guarantee length when you have your roof inspected and maintained as described below.

REQUIREMENTS

1. Contact a Certified Maintenance Professional and Register this Guarantee... Contact a GAF Certified Maintenance Professional (a "CMP") and ask them to register this Guarantee with GAF prior to sixty days prior to the second anniversary of the completion of the roofing system (found on the Diamond Pledge™ Guarantee). After registration, GAF will acknowledge to you that your Diamond Pledge™ Guarantee has been extended. If you do not hear from GAF within sixty days following registration, please contact GAF at 1-800-766-3411.
2. Perform Annual Inspection and Maintenance... by a CMP in accordance with GAF's detailed inspection and maintenance program. The first Well Roof™ inspection may not be made any sooner than 18 months following completion of the roofing system.
3. Submit Documentation Annually... within 60 days of the second anniversary of the completion of the roofing system and within 60 days of each anniversary of completion thereafter, your CMP shall submit copies of the roof inspection / maintenance documents and accompanying photographs (a minimum of six photos showing the condition of the roof and critical details) to GAF. Such documents and photographs shall be sent to: Guarantee Services Department by email to guaranteeservices@gaf.com or by U.S. mail to 1361 Alps Road, Building 11-1, Wayne, NJ 07470. If your CMP fails to submit your annual documentation, GAF will notify you that your Well Roof™ Guarantee Extension is going to terminate. You will have thirty days from such notice to have your annual documentation submitted. If you fail to have your annual documentation submitted within such thirty days, your Well Roof™ Guarantee Extension will terminate and the duration of your Diamond Pledge™ Guarantee will revert to its original duration.

If the first subsequent owner sells the building, or if documentation is not submitted to GAF in a timely manner, the guarantee length automatically reverts back to the original term. All of the terms and conditions of your Diamond Pledge™ Guarantee remain in full force and effect except as specifically modified by this Well Roof™ Guarantee Extension Addendum.

This Addendum becomes effective only after it is signed by an authorized Guarantee Services Manager.

Signature: _____

Date: _____



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