

CMP® WellRoof® Brochure

(COMGN183)

Updated: 3/16



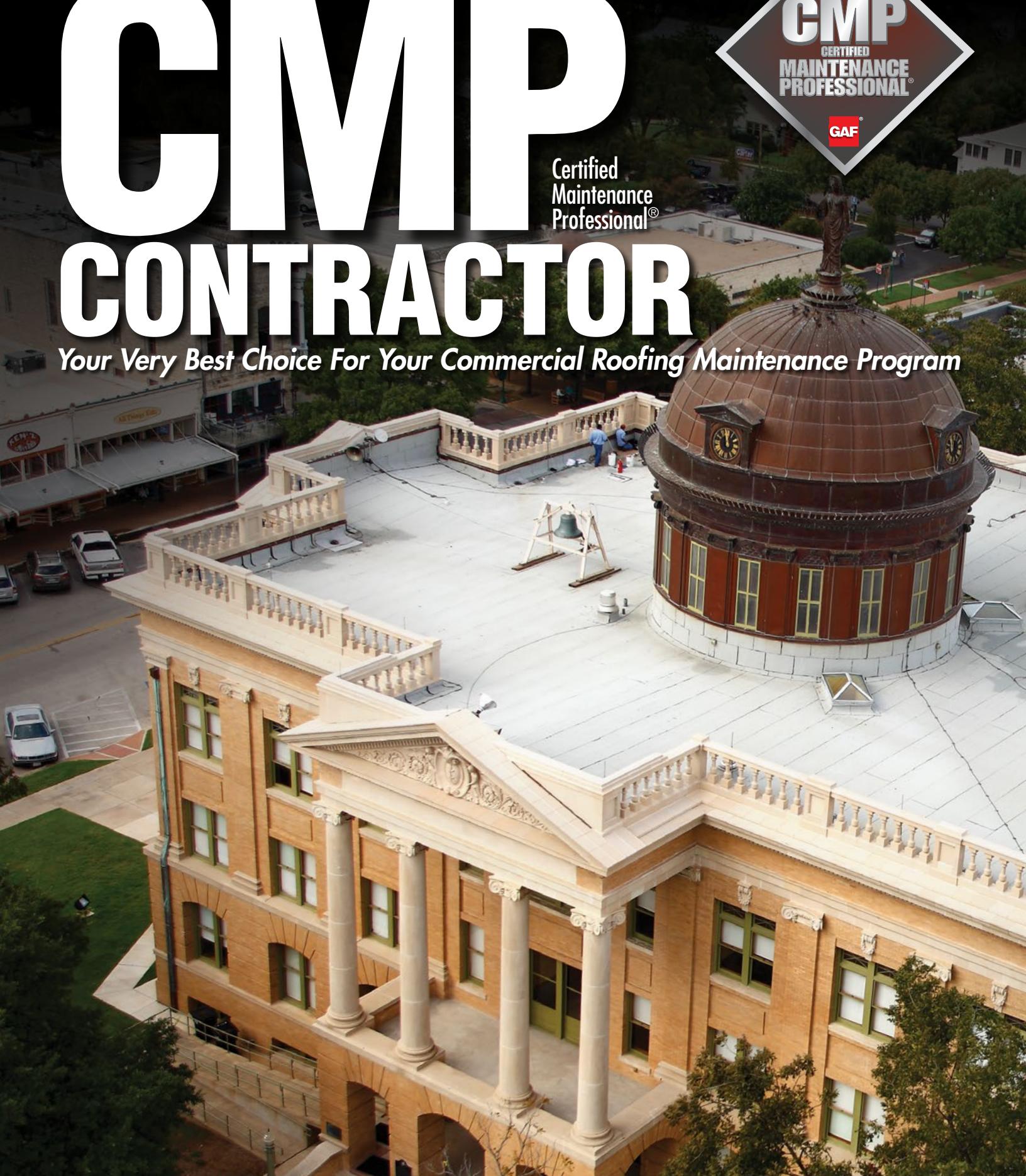
I'M YOUR GAF

CMP CONTRACTOR

Certified
Maintenance
Professional®



Your Very Best Choice For Your Commercial Roofing Maintenance Program



FACT*

Studies have shown that proactively maintained roofs last up to **60% longer** than reactively maintained roofs.

FACT*

Less than 1% of roof failure is caused by defective roofing materials; leaving poor installation, severe weather, and lack of maintenance to blame.

FACT**

As investing in a preventative maintenance program is generally **tax deductible**, it can represent a major tax advantage for the building owner when the cost is treated as a current expense. Please consult your tax advisor to determine how your expense should be treated.

FACT

"Typically, the cost of a couple of service calls and maintenance repairs **can equal the yearly cost** of a maintenance contract."

— July 25, 2012, *Roofing Contractor*, "The Russo Report: Selling Owners On Roof Maintenance – Part III" by Michael Russo



For example, a maintenance program can identify a drain clogged with leaves, which can easily be cleaned out in a matter of minutes. Not having a proactive program in place allows that clogged drain issue to worsen to

the point where ponding water has to turn into a leak before it's identified. Addressing it at that point becomes more costly, as it would not only include the costs to unclog the drain but repair the damage caused by the water intrusion.

AS A CMP, I CAN HELP YOU AVOID COSTLY ROOFING PROBLEMS...



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
- GAF's Center For The Advancement Of Roofing Excellence
- Single Ply Roofing Institute
- Asphalt Roofing Manufacturers Association
- National Roofing Contractors Association
- Midwest Roofing Contractors Association
- Florida Roofing, Sheet Metal and A/C Contractor Association
- The Roof Consultants Institute
- Northeast Roofing Contractors Association
- Western States Roofing Contractors Association
- and many, many others!

* According to *Roofing Contractor* magazine

** Information provided herein is not legal, tax, or business advice

*See applicable guarantee for complete coverage and restrictions.

AS A CMP, I CAN HELP YOU SAFEGUARD YOUR PROPERTY...



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



Check for leaks, staining, and missing mortar.



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



Check attachment; paint any rusted metal; recaulk as necessary.

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



Check for signs of leaks.



Check for signs of leaks or deterioration.

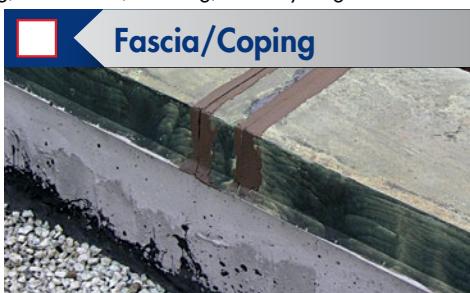


Check for signs of leaks.

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



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



Check for leaks, staining, and missing mortar.



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.



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



Redistribute ballast; note damage/deficiencies; inspect coating.



Fill all pitch pans; inspect pipe boots.



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



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



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

What Wears Roofs Out?...

- **Exposure...** Either long-term exposure to the elements (sun, water, freeze-thaw) or shorter-term exposure to damaging air pollutants and chemicals
- **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
- **Structural Movement...** Such as building settlement or expansion/contraction not accommodated by the roofing system
- **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 A CMP, I AM 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 Certified Maintenance Professionals (CMPs), we've had years of roofing experience. We know what to look for and how a little preventative care can avoid

major expenses 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 common causes of roof deterioration.

As 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 WellRoof® Guarantee Extension... Available Only Through GAF CMPs

Every reputable roofing, architectural, and construction organization agrees: The best way to extend the life of your roof is to perform regular inspections 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 WellRoof® Guarantee

Extension, which is designed to reward you for establishing an annual inspection and preventative maintenance program with a CMP. Your participation won't just help you meet the maintenance requirements of your GAF Diamond Pledge™ NDL Roof Guarantee;* GAF will also extend the length of your coverage by 25%—with no additional guarantee fee!

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!

How Does The WellRoof® Guarantee Extension Work?*

Step 1 - Agree... with your GAF Certified Maintenance Professional that you would like to establish an annual inspection and preventative maintenance program.

Step 2 - Notify Your CMP... that you would like to sign up for the WellRoof® Guarantee Extension.

Step 3 - Your CMP... will notify GAF of your participation.*

Step 4 - GAF Will Send You... acknowledgement of your guarantee extension.

Step 5 - 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.

How You Benefit...

| If Your Basic Diamond Pledge™ Coverage Is... | Your FREE Added Coverage Is... | And Your Total Guarantee Coverage With WellRoof® 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 |
| 30 years | 5 more years | 35 years |

* See GAF Diamond Pledge™ NDL Roof Guarantee for complete coverage and restrictions.

*Be sure to review the WellRoof® Guarantee Extension 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.





Available Exclusively Through Your Certified Maintenance Professional (CMP)

WellRoof® Guarantee Extension

The WellRoof® Guarantee Extension requires an extensive annual inspection performed by a GAF Certified Maintenance Professional (CMP).

This gives you the peace of mind that your roof is performing as it was intended—while meeting the requirements to maintain your guarantee coverage.

| | |
|--|-------------|
| WELLROOF® GUARANTEE EXTENSION | |
| “Your Best Choice!” | |
| DIAMOND PLEDGE™ NDL ROOF GUARANTEE • 25% TERM EXTENSION – NO CHARGE ADDENDUM | |
| WELLROOF® GUARANTEE EXTENSION | |
| GAF guarantees to you, the original or first subsequent owner of the building described in the above-referenced Diamond Pledge™ NDL Roof Guarantee, that GAF will extend this Diamond Pledge™ NDL Roof 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™ NDL Roof Guarantee). After registration, GAF will acknowledge to you that your Diamond Pledge™ NDL Roof 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 WellRoof® 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 either by email to guaranteeservices@gaf.com or by U.S. mail to GAF Guarantee Services, 1 Campus Drive, Parsippany, NJ 07054. If your CMP fails to submit your annual documentation, GAF will notify you that your WellRoof® 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 WellRoof® Guarantee Extension will terminate and the duration of your Diamond Pledge™ NDL Roof 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™ NDL Roof Guarantee remain in full force and effect except as specifically modified by this WellRoof® Guarantee Extension. | |
| This Addendum becomes effective only after it is signed by an authorized Guarantee Services Manager. | |
| Signature: _____ | Date: _____ |



**Quality You Can Trust...From
North America's Largest Roofing Manufacturer!™**

