



## Five-Year, Transferable Limited Leak & Repair Warranty

Issued to: Reeder

Property Location: 421 Round Hill Rd, St. Davids, pa 19087

Effective: 8/28/12 Expiration: 8/25/17 Extension: 1 year

The Cedar Roof Company, Inc. (hereafter The CRC) hereby warrants to the owner of the above-referenced property, that if a leak(s) occurs within the roofing material, The CRC will perform the necessary repair(s) according to the conditions noted below. The CRC, at its sole discretion, will determine the means by which to perform such repair(s). The Warranty shall be valid for a period of five (5) years from the effective date of signing. Obligation of the Warrantor: In the event of a leak(s) arising within the roof system, The CRC shall be responsible for supplying the necessary labor to stop the leak(s) for a fee of **two hundred fifty nine dollars (\$259)**. **NOTE: The Warranty acts as a self-imposed cap relative to repair(s) with an added feature of real estate transferability. The CRC assumes limited liability for the roof in its current condition and future performance.**

### Conditions

The Warranty is expressly conditioned upon the following:

1. The owner shall notify The CRC of any leak, defect, failure or deficiency, within ten (10) days of discovery. If the leak, defect, failure or deficiency is covered by The Warranty, The CRC shall then have the right to immediately inspect and make repairs at the homeowner's expense of two hundred fifty-nine dollars (\$259).
2. In the event that the roof system requires shake or shingle replacements, the repair(s) will be completed at an additional twelve dollars (\$12) per replacement.
3. Payment as per the terms of the contract shall constitute the sole consideration for The Warranty. Should the homeowner fail to make payment in accordance with the terms of the contract, The Warranty shall be void.

### Transferability

Should the property be sold, The CRC will allow a one time transfer of The Warranty provided The CRC is notified of said sale within thirty (30) days.



**AFTER TRANSFER INSPECTION:** When The Warranty is transferred to a new owner, the terms of The Warranty will continue for the full five (5) years from the effective date. If requested, The CRC will provide an agent to inspect the wood roof. This inspection will occur within five (5) business days from the date The CRC is notified of The Warranty transfer. The findings of this inspection will be reported to the new homeowner. In the event there are recommended repair(s), The Warranty terms and conditions will apply.

### Exclusions

**The Warranty does not cover failure of the roofing material or deficiencies due to the following:**

1. Damage or leak(s) to the roofing, property, building, or contents caused by fire, settling, distortions, or other failure of the building. Natural causes including hurricanes, floods, lightning, windstorms, hail, tornados, earthquakes, or other extraordinary or unusual events, including damage caused by ice dams.
2. Failure due to corrosion or fasteners and/or over-driven fasteners.
3. Leak(s) that are a result of the chimney including the cement crown and metal capping located around the flue, and chimney flaws or deterioration found in materials such as stone, stucco, brick and other siding materials.
4. Leak(s) that are a result of faulty installation or material defects (eg. skylights, glass and seals).
5. Damage or leak(s) caused by alteration or addition, encroachment upon or erection of a structure on the roof, or any use of the roof other than its original intended purpose.
6. Damage or leak(s) to low slope roof sections (5:12 pitch or less).

### Additional Coverage & Services

1. The repair(s) to any 5 Year Warranty customers are elevated to priority scheduling to receive prompt and quality service.
2. If a leak(s) is located within the roof system that is not covered by The Warranty, The CRC will inspect the area of the leak(s) and provide a detailed estimate of repair costs. If necessary, the estimate can include photographs for insurance purposes. The inspection, estimate and photography will be provided free of charge.
3. The CRC offers an annual roof inspection during the five (5) year period covered by The Warranty. The inspection, if requested, is free of charge and can be pre-scheduled for the entire five (5) year by calendar month through The CRC office. We recommend that the homeowner be present during the inspection. However, a report of the roof's condition can be documented upon request.
4. The Warranty covers the entire roof system and flashings, including but not limited to the valleys, step flashings, and counter flashings that appear throughout the roof.

### Other Provisions

1. The Warranty shall not be effective unless executed by an authorized representative of The CRC.
2. No modifications of The Warranty will be recognized unless in writing and approved by all parties.

Approved By: \_\_\_\_\_



Date: 4/26/17

We are proud members in good standing with the following organizations:

- The Pennsylvania Better Business Bureau**
- The Cedar Shake & Shingle Bureau**
- The National Roofing Contractors Association**
- Chester County Chamber of Business and Industry**
- Licensed in PA, NJ DE & CT**