ADDENDUM NO. 1

CENTRAL KITCHEN REROOF
3397 W. Tharpe St.
Tallahassee, Florida 32303

FOR: LEON COUNTY SCHOOL BOARD

May 23, 2017

This Addendum forms a part of the contract documents and modifies the drawings and specifications dated March 24, 2017 as noted below. Acknowledge receipt of the Addendum in the space provided on the proposal form. Failure to do so may subject Bidder to disqualification.

ITEM NO. 1: **PREBID MEETING:**

Information: The pre-bid meeting was held on May 09, 2017. This was not advertised as a mandatory pre-bid. The meeting minutes and sign in sheet have been distributed to attendees via email.

Clarification: The Prime Contractor is required to be a certified General Contractor.

ITEM NO. 2: **SPECIFICATIONS, LCS FRONT-END**

Information: Contract time to complete all necessary work in accordance with the Specifications and Drawings shall be within 95 consecutive calendar days. Project is to be substantially completed by September 30, 2017. Liquidated damages are set as $500 per extra calendar day between the date fixed for Substantial Completion and the date such Substantial Completion shall have been fully accomplished.

Add/Info.: Contractors to ensure that submitted products have a current FL Product Approval Number(s).

Architect's basis of design:

Johns Manville- Modified Bitumen Roof System (Dynawld Base HW)	FL2948-R11
Johns Manville- Single Ply Roof Systems (PVC Fleece Backed)	FL9930-R7

ITEM NO. 3: **SPECIFICATIONS, TECHNICAL:**

Change: Specification Section 07541 (Polyvinyl-chloride (PVC) Roofing) is revised. (See attached)

Information: Specification Section 02080 (Limited Asbestos Survey): All roll roofing and flashing felts are assumed to be considered positive for asbestos. If additional information is needed regarding the asbestos analysis results, contact CEI Labs office at 919-481-1413 as stated in the lab report.

ITEM NO. 4: **SHEET G100, BUILDING AND FIRE CODES:**

Add: All applicable codes shall include the 2016 Supplements to the Fifth Edition of the Florida Building Code (FBC), and the 2014 Edition of the SREF manual.

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Add/Info: All roof areas shall meet or exceed the requirements of section C402.2.1.1, FBC, Energy Conservation.

ITEM NO. 5: **SPECIFICATIONS SCOPE OF WORKS, SHEET G100 SCOPE OF WORK:**

Change: The removal/tear off of the existing gravel surface multi-ply BUR roofing and flashing systems **and perlite insulation down to the existing poured gypsum deck, clean surface, adhere a ½" gypsum-fiber roof board, and torch install a temporary membrane/vapor barrier.** Install ¼ per foot tapered rigid isocyanurate insulation system with a ½" high density coverboard and install a hybrid reinforced modified bitumen membrane interply roofing membrane with a high solar reflectance index (SRI), fully adhered 80 mil polyvinyl chloride (PVC) fleece backed cap sheet roofing and 60 mil PVC flashing membrane system. The work also includes installing new cast iron roof drains and drainage pipes with metal basket strainers, raising expansion joints between roof sections, raising perimeter edges, removing abandoned rooftop equipment and raising existing curbed rooftop equipment and VTRs a minimum ten inches above the finished roof.

Additive Alternate #1: **In lieu of removing the existing roofing system down to the structural gypsum deck, Contractor to provide a cost to spud and remove the loose gravel from the surface, adhere ¼" per foot tapered rigid isocyanurate insulation system and ½" high density coverboard to achieve the required R-value, over the existing roofing system and install a hybrid reinforced modified bitumen membrane interply roofing membrane with a high solar relectance index (SRI) fully adhered 80 mil polyvinylchloride (PVC) fleece backed cap sheet roofing and 60 mil PVC flashing membrane system.**

Add: Abandoned/removed rooftop equipment leaving openings in structural gypsum decking to be covered with a single 16 gauge metal sheet over the entire opening (extended 12" on each side of opening) continuously adhered to the deck's top surface prior to proceeding with the specified roofing system.

ITEM NO. 6: **SHEET A000, EXISTING CONDITIONS**

Change: The roof's existing conditions are made up of the following system (top to bottom):

1. Gravel Surface
2. 3-ply BUR
3. 1-1/2" Perlite Insulation
4. 3" Poured Gypsum
5. Form Board
6. Steel Bar Joist

ITEM NO. 7: **SHEET A000, DEMOLITION NOTE #7:**

Change: Demolition Note #7: There is no lightweight concrete. Notes in the documents pertaining to lightweight concrete are to be disregarded.

Add: If Additive Alternate is accepted, Contractor is to provide a series of test cores to the existing insulation for determining wet/damp areas. All wet/damp perlite is to be cut out and patched prior to installing the new roofing system.

ITEM NO. 8: **SHEET A000, RENOVATION NOTES #6 , #7 & #8:**

Change: Renovation Note #6 (Additive Alternate No. 1) is to be deleted, and replaced with the revised Additive Alternate #1 as stated in ITEM NO. 5.

Clarification: Renovation Note #7: Raised overall R-value is to have an overall **average** R-20.

Clarification: Renovation Note #8 calls for installed 2-ply UL class 'A' modified bitumen interply membrane roofing and flashing. The manufacturer's UL class 'A' SBS modified bitumen interply membrane is acceptable (Johns Manville DynaWeld Base is the basis of design).

ITEM NO. 9: **DRAWING SHEET S-1:**

Change: Components and cladding wind pressure values are revised. See table below:

Component & Cladding Pressures (Roof)								
Roof Angle =0-7 Degrees, V=120 mph								
Interior (Zone 1)			Edge (Zone 2)			Corner (Zone 3)		
Trib. Area (ft^2)	Pressure (psf)		Trib. Area (ft^2)	Pressure (psf)		Trib. Area (ft^2)	Pressure (psf)	
10	10.5	-25.9	10	10.5	-43.5	10	10.5	-65.4
20	9.9	-25.1	20	9.9	-38.8	20	9.9	-54.2
50	9.0	-24.4	50	9.0	-32.7	50	9.9	-39.3
100	8.3	-23.7	100	8.3	-28.1	100	8.3	-28.1

END OF ADDENDUM NO. 1

Attachments:

Specification Section 07541 (Revised)

SECTION 07541 - POLYVINYL-CHLORIDE (PVC) ROOFING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Adhered polyvinyl-chloride (PVC Fleece Backed) roofing system.
2. Preparation for reroofing or recover application.
3. SBS base sheet fully adhered.
4. Polyisocyanurate insulation and high density coverboard.

B. Related Requirements:

1. Section 07600 "Sheet Metal Flashing and Trim" for metal roof flashings and counterflashings.
2. Section 07900 "Joint Sealants" for joint sealants, joint fillers, and joint preparation.

1.3 DEFINITIONS

A. Roofing Terminology: Definitions in ASTM D 1079 and glossary in NRCA's "The NRCA Roofing and Waterproofing Manual" apply to work of this Section.

B. Design Uplift Pressure: The uplift pressure, calculated according to procedures in SPRI's "Wind Load Design Guide for Fully Adhered and Mechanically Fastened Roofing Systems," before multiplication by a safety factor.

C. Factored Design Uplift Pressure: The uplift pressure, calculated according to procedures in SPRI's "Wind Load Design Guide for Fully Adhered and Mechanically Fastened Roofing Systems," after multiplication by a safety factor.

1.4 PREINSTALLATION MEETINGS

A. Preliminary Roofing Conference: Before starting roof construction, conduct conference at Project site.
1. Meet with Owner, Architect, Owner's insurer if applicable, testing and inspecting agency representative, Roofing Installer, roofing system manufacturer's representative, and installers whose work interfaces with or affects roofing, including installers of roof accessories and roof-mounted equipment.

2. Review methods and procedures related to roofing installation, including manufacturer's written instructions.
3. Review and finalize construction schedule, and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
4. Review substrate requirements for conditions and finishes, including and fastening.
5. Review structural loading limitations of roof deck during and after roofing.
6. Review base flashings, special roofing details, roof drainage, roof penetrations, equipment curbs, and condition of other construction that affects roofing system.
7. Review governing regulations and requirements for insurance and certificates if applicable.
8. Review temporary protection requirements for roofing system during and after installation.
9. Review roof observation and repair procedures after roofing installation.
10. Review roof access, security, background checks, parking, and staging.

B. Pre-installation Roofing Conference: Conduct conference at Project site.

1. Meet with Owner, Architect, Owner's insurer if applicable, testing and inspecting agency representative, roofing Installer, roofing system manufacturer's representative and installers whose work interfaces with or affects roofing, including installers of roof accessories and roof-mounted equipment.
2. Review methods and procedures related to roofing installation, including manufacturer's written instructions.
3. Review and finalize construction schedule, and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
4. Examine deck substrate conditions and finishes for compliance with requirements, including flatness and fastening.
5. Review structural loading limitations of roof deck during and after roofing.
6. Review base flashings, special roofing details, roof drainage, roof penetrations, equipment curbs, and condition of other construction that affects roofing system.
7. Review governing regulations and requirements for insurance and certificates if applicable.
8. Review temporary protection requirements for roofing system during and after installation.
9. Review roof observation and repair procedures after roofing installation.

1.5 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Green Submittals:
1. Product Data for adhesives and sealants used inside the weatherproofing system, documentation including printed statement of VOC content.

C. Shop Drawings: For roofing system. Include plans, elevations, sections, details, and attachments to other work, including:

1. Base flashings and membrane terminations.

2. Roof plan showing orientation of roofing, fastening spacings, and patterns for fastened/adhering roofing. To include taper layout thickness, slope, crickets and saddles.

D. Samples for Verification: For the following products:

1. Sheet roofing, PVC and modified bitumen base sheet of color required.
2. Walkway pads or rolls, of color required.

1.6 INFORMATIONAL SUBMITTALS

A. Qualification Data: For Installer and manufacturer.
1. Contractor approval for this specific project on manufacturer’s letterhead form manufacturer’s authorized representative for the specific project area.

B. Manufacturer Certificates: Signed by roofing manufacturer certifying that roofing system complies with requirements specified in "Performance Requirements" Article.

1. Submit evidence of compliance with performance requirements.

C. Product Test Reports: For components of roofing system, for tests performed by manufacturer and witnessed by a qualified testing agency.

D. Research/Evaluation Reports: For components of roofing system, from ICC-ES.

E. Field quality-control reports.

F. Sample Warranties: For manufacturer's special 20 year NDL warranties and installer’s sample 3 year warranty.

1.7 CLOSEOUT SUBMITTALS

A. Maintenance Data: For roofing system to include in maintenance manuals.

1.8 QUALITY ASSURANCE

A. Manufacturer Qualifications: A qualified manufacturer that is UL listed**,** for roofing system identical to that used for this Project.

B. Installer Qualifications: A qualified firm that is approved, authorized, or licensed by roofing system manufacturer to install manufacturer's product and that is eligible to receive manufacturer's special warranty for this specific project.

1.9 DELIVERY, STORAGE, AND HANDLING

A. Deliver roofing materials to Project site in original containers with seals unbroken and labeled with manufacturer's name, product brand name and type, date of manufacture, approval or listing agency markings, and directions for storing and mixing with other components.

B. Store liquid materials in their original undamaged containers in a clean, dry, protected location and within the temperature range required by roofing system manufacturer. Protect stored liquid material from direct sunlight.

1. Discard and legally dispose of liquid material that cannot be applied within its stated shelf life.

C. Protect roof insulation materials from physical damage and from deterioration by sunlight, moisture, soiling, and other sources. Store in a dry location. Comply with insulation manufacturer's written instructions for handling, storing, and protecting during installation.

D. Handle and store roofing materials, and place equipment in a manner to avoid permanent deflection of deck.

1.10 FIELD CONDITIONS

A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit roofing system to be installed according to manufacturer's written instructions and warranty requirements.

1.11 WARRANTY

A. Special Warranty: Manufacturer agrees to repair or replace components of roofing system that fail in materials or workmanship within specified warranty period.

1. Special warranty includes membrane roofing, base flashings, adhesive and fasteners,roofing accessories**,** and other components of roofing system provided by manufacturers for this project.
2. Warranty Period: 20 years from date of Substantial Completion.

B. Special Project Warranty: Submit roofing Installer's warranty, on warranty form at end of this Section, signed by Installer, covering the Work of this Section, including all components of roofing system such as membrane roofing, base flashing, roof insulation, fasteners, cover boards, substrate boards, vapor retarders, and walkway products, for the following warranty period:

1. Warranty Period: Three years from date of Substantial Completion.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Source Limitations: Obtain components including tapered insulation, coverboard, adhesives, base sheets/interply membrane and cap sheet for roofing system recommended and approved by membrane roofing manufacturer

2.2 PERFORMANCE REQUIREMENTS

A. General Performance: Installed roofing and base flashings shall withstand specified uplift pressures, thermally induced movement, and exposure to weather without failure due to defective manufacture, fabrication, installation, or other defects in construction. Roofing and base flashings shall remain watertight.

1. Accelerated Weathering: Roofing system shall withstand 2000 hours of exposure when tested according to ASTM G 152, ASTM G 154, or ASTM G 155.
2. Impact Resistance: Roofing system shall resist impact damage when tested according to ASTM D 3746 or ASTM D 4272.

B. Material Compatibility: Roofing materials shall be compatible with one another and adjacent materials under conditions of service and application required, as demonstrated by roofing manufacturer based on testing and field experience.

C. FM Global Listing: Roofing, base flashings, and component materials shall comply with requirements in FM Global 4450 or FM Global 4470 as part of a built-up roofing system, and shall be listed in FM Global's "RoofNav" for Class 1 or noncombustible construction, as applicable. Identify materials with FM Global markings.

1. Fire/Windstorm Classification: **Class 1A-90**.
2. Hail-Resistance Rating: **MH**

D. Solar Reflectance Index: Not less than 68 when calculated according to ASTM E 1980, based on testing identical products by a qualified testing agency.

E. Energy Star Listing: Roofing system shall be listed on the DOE's ENERGY STAR "Roof Products Qualified Product List" for **low**-slope roof products.

F. Energy Performance: Roofing system shall have an initial solar reflectance index of not less than 0.62 and an emissivity of not less than 0.60 when tested according to CRRC-1.

G. Exterior Fire-Test Exposure: ASTM E 108 or UL 790, Class A; for application and roof slopes indicated; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.

H. Fire-Resistance Ratings: Comply with fire-resistance-rated assembly designs indicated. Identify products with appropriate markings of applicable testing agency.

2.3 SBS MODIFIED BITUMEN BASE SHEET MATERIAL

A. Roofing membrane and flashing base sheet: ASTM D 6163, Grade, Type 1, glass fiber reinforced, SBS modified asphalt sheet, for application method specified.
1. Basis of Design: JM DynaBase HW
2. Soprema Elastophene 180
3. Carlisle's Modified Base Sheet

2.4 PVC ROOFING

A. PVC Sheet: ASTM D 4434/D 4434M, Type III, fabric reinforced containing KEE (Elvaloy) to reduce plasticized migration and fabric backed.

1. Manufacturers: Subject to compliance with requirements,available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
2. Basis-of-Design Product:
   A. JM PVC Fleece Backed
   B. Soprema Sentinel P200 Fleece Back
   C. Carlisle's FleeceBack PVC KEE

3. Thickness: 80 **mils (2.03mm), minimum**.

4. Exposed Face Color: **White**

2.5 AUXILIARY ROOFING MATERIALS

A. General: Auxiliary materials recommended by roofing system manufacturer for intended use and compatible with roofing.

1. Liquid-type auxiliary materials shall comply with VOC limits of authorities having jurisdiction.

2. Adhesives and sealants that are not on the exterior side of weather barrier shall comply with the testing and product requirements of the California Department of Public Health's (formerly, the California Department of Health Services') "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers."

B. Sheet Flashing: Manufacturer's standard sheet flashing of same material, type, reinforcement, thickness, and color as PVC sheet.

C. Bonding Adhesive: Manufacturer's standard.

D. Slip Sheet: Manufacturer's standard, of thickness required for application.

E. Metal Termination Bars: Manufacturer's standard, predrilled stainless-steel or aluminum bars, approximately 1 by 1/8 inch (25 by 3 mm) thick; with anchors.

F. Metal Battens: Manufacturer's standard, aluminum-zinc-alloy-coated steel sheet, or extruded aluminum bar approximately 1 inch wide by 0.05 inch (25 mm wide by 1.3 mm) thick, prepunched.

G. Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FM Global 4470, designed for fastening roofing to substrate, and acceptable to roofing system manufacturer.

H. Miscellaneous Accessories: Provide pourable sealers, preformed cone and vent sheet flashings, preformed inside and outside corner sheet flashings, T-joint covers, lap sealants, termination reglets, and other accessories.

2.6 WALKWAYS

A. Flexible Walkways: Factory-formed, nonporous, heavy-duty, slip-resisting, surface-textured walkway padsorrolls approximately 72 mil (1.83 mm) thick and acceptable to roofing system manufacturer.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements and other conditions affecting performance of the Work:

1 Verify that roof openings and penetrations are in place, curbs are set and braced, and roof-drain bodies are securely clamped in place.
2 Verify that wood blocking, curbs, and nailers are securely anchored to roof deck at penetrations and terminations and that nailers match thicknesses of insulation.
3 Inspect poured gypsum deck closely for excessive deflection and evidence of excessive moisture.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Clean substrate of dust, debris, moisture, and other substances detrimental to roofing installation according to roofing system manufacturer's written instructions. Remove sharp projections.

B. Prevent materials from entering and clogging roof drains and conductors and from spilling or migrating onto surfaces of other construction. Remove roof-drain plugs when no work is taking place or when rain is forecast.

3.3 RECOVER PREPARATION

A. Prepare existing roof according to roofing system manufacturer’s written instructions, applicable recommendations of the roofing manufacturer and requirements in this section.

1. Remove excess gravel as required.

B. Tear out failed/deteriorated base flashings, counterflashings, all pitch pans, pipe flashings, scuppers, vents and like components necessary for application of new membrane. Patch/repair penetrations/cut out of existing membrane with manufacturer’s specified modified bitumen base sheet or liquid applied membrane flashing prior to recover with PVC membrane and flashing.

C. Remove and replace wet, deteriorated or damaged roof insulation and decking as identified during tear off and by moisture test.

D. Remove abandoned equipment curbs and penetrations. Install decking to match existing as directed by Owner's Representative.

E. Raise, (disconnect by licensed craftsman) all HVAC units and other equipment supported by curbs to conform to the flashing membrane.

1. Modify curbs as required to provide a minimum 10" base flashing height measured from the surface of the new membrane to the top of the flashing membrane.

2. Nail top of flashing and install new metal counterflashing prior to reinstallation of unit.

3. Perimeter nailers must be elevated uniformly to match elevation of new roof insulation at the highest point.

F. Immediately remove all debris from roof surface. Demolished roof system may not be stored on the roof surface.

G. Install manufacturer approved modified bitumen intermediate membrane and flashing and remove all loose mineral granules and clean substrate membrane.

H. Prime interply sheet as required to prepare for PVC single ply cap sheet application as required by PVC manufacturer.

I. Proceed with installation only after unsatisfactory conditions have been corrected.

3.4 ROOFING INSTALLATION, GENERAL

A. Install roofing system according to roofing system manufacturer's written instructions.

B. Complete terminations and base flashings and provide temporary seals to prevent water from entering completed sections of roofing system at end of workday or when rain is forecast. Remove and discard temporary seals before beginning work on adjoining roofing.

3.5 ADHERED ROOFING INSTALLATION

A. Coordinate installation of roof system components so insulation and coverboard is not exposed to precipitation or left exposed at the end of the workday.

B. Adhere roofing over area to receive roofing according to roofing system manufacturer's written instructions. Unroll roofing and allow to relax before retaining.

C. Install sheet according to ASTM D 5036.

D. Start installation of roofing in presence of roofing system manufacturer's technical personnel.

E. Accurately align roofing, and maintain uniform side and end laps of minimum dimensions required by manufacturer. Stagger end laps.

F. Bonding Adhesive: Install each component, all layers in a two-part urethane adhesive according to roofing system manufacturer's instructions. Do not apply to splice area of roofing.

G. In addition to adhering, mechanically fasten roofing securely at terminations, penetrations, and perimeter of roofing.

H. Apply roofing with side laps shingled with slope of roof deck where possible.

I. Seams: Clean seam areas, overlap roofing, and hot-air weld side and end laps of roofing and sheet flashings according to manufacturer's written instructions, to ensure a watertight seam installation.

J. Test lap edges with probe to verify seam weld continuity. Apply lap sealant to seal cut edges of sheet.

K. Verify field strength of seams a minimum of twice daily, and repair seam sample areas.

L. Repair tears, voids, and lapped seams in roofing that do not comply with requirements.

M. Spread sealant bed over deck-drain flange at roof drains, and securely seal roofing in place with clamping ring.

3.6 BASE FLASHING INSTALLATION

A. Install sheet flashings and preformed flashing accessories, and adhere to substrates according to roofing system manufacturer's written instructions.

B. Apply bonding adhesive to substrate and underside of sheet flashing at required rate, and allow to partially dry. Do not apply to seam area of flashing.

C. Flash penetrations and field-formed inside and outside corners with cured or uncured sheet flashing.

D. Clean seam areas, overlap, and firmly roll sheet flashings into the adhesive. Hot-air weld side and end laps to ensure a watertight seam installation.

E. Terminate and seal top of sheet flashingsand mechanically anchor to substrate through termination bars with fasteners 8" O.C.

3.7 WALKWAY INSTALLATION

A. Flexible Walkways: Install walkway products in locations indicated. Install textured side up with 1½" (38.1mm) continuous heat weld to substrate at the sheet perimeter according to roofing system manufacturer's written instructions.

3.8 FIELD QUALITY CONTROL

A. Final Roof Inspection: Arrange for roofing system manufacturer's technical personnel to inspect roofing installation on completion and provide written inspection report and approval for warranty to architect and owner.

B. Repair or remove and replace components of roofing system where inspections indicate that they do not comply with specified requirements.

C. Additional testing and inspecting, at Contractor's expense, will be performed to determine if replaced or additional work complies with specified requirements.

3.9 PROTECTING AND CLEANING

A. Protect roofing system from damage and wear during remainder of construction period. When remaining construction does not affect or endanger roofing, inspect roofing for deterioration and damage, describing its nature and extent in a written report, with copies to Architect and Owner.

B. Correct deficiencies in or remove roofing system that does not comply with requirements, repair substrates, and repair or reinstall roofing system to a condition free of damage and deterioration at time of Substantial Completion and according to warranty requirements.

C. Clean overspray and spillage from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.

4.0 ROOFING INSTALLER'S WARRANTY

4.1 WHEREAS _____ of _____, herein called the "Roofing Installer," has performed roofing and associated work ("work") on the following project:

Owner: <**Insert name of Owner**>.
Address: <**Insert address**>.
Building Name/Type: <**Insert information**>.
Address: <**Insert address**>.
Area of Work: <**Insert information**>.
Acceptance Date: _____.
Warranty Period: 3 years
Expiration Date: _____.

AND WHEREAS Roofing Installer has contracted (either directly with Owner or indirectly as a subcontractor) to warrant said work against leaks and faulty or defective materials and workmanship for designated Warranty Period,

NOW THEREFORE Roofing Installer hereby warrants, subject to terms and conditions herein set forth, that during Warranty Period he will, at his own cost and expense, make or cause to be made such repairs to or replacements of said work as are necessary to correct faulty and defective work and as are necessary to maintain said work in a watertight condition.

This Warranty is made subject to the following terms and conditions:

Specifically excluded from this Warranty are damages to work and other parts of the building, and to building contents, caused by:

a. lightning
c. peak gust wind speed exceeding 72 mph
d. fire
e. failure of roofing system substrate, including cracking, settlement, excessive deflection, deterioration, and decomposition
f. faulty construction of chimneys, vents, equipment supports, and other edge conditions and penetrations of the work
g. vapor condensation on bottom of roofing
h. activity on roofing by others, including construction contractors, maintenance personnel, other persons, and animals, whether authorized or unauthorized by Owner.

When work has been damaged by any of foregoing causes, Warranty shall be null and void until such damage has been repaired by Roofing Installer and until cost and expense thereof have been paid by Owner or by another responsible party so designated.

Roofing Installer is responsible for damage to work covered by this Warranty but is not liable for consequential damages to building or building contents resulting from leaks or faults or defects of work.

During Warranty Period, if Owner allows alteration of work by anyone other than Roofing Installer, including cutting, patching, and maintenance in connection with penetrations, attachment of other work, and positioning of anything on roof, this Warranty shall become null and void on date of said alterations, but only to the extent said alterations affect work covered by this Warranty. If Owner engages Roofing Installer to perform said alterations, Warranty shall not become null and void unless:

A. Roofing Installer, before starting said work, shall have notified Owner in writing, showing reasonable cause for claim, that said alterations would likely damage or deteriorate work, thereby reasonably justifying a limitation or termination of this Warranty.

During Warranty Period, if original use of roof is changed and it becomes used for, but was not originally specified for, a promenade, work deck, spray-cooled surface, flooded basin, or other use or service more severe than originally specified, this Warranty shall become null and void on date of said change, but only to the extent said change affects work covered by this Warranty.

A. Owner shall promptly notify Roofing Installer of observed, known, or suspected leaks, defects, or deterioration and shall afford reasonable opportunity for Roofing Installer to inspect work and to examine evidence of such leaks, defects, or deterioration.

This Warranty is recognized to be the only warranty of Roofing Installer on said work and shall not operate to restrict or cut off Owner from other remedies and resources lawfully available to Owner in cases of roofing failure. Specifically, this Warranty shall not operate to relieve Roofing Installer of responsibility for performance of original work according to requirements of the Contract Documents, regardless of whether Contract was a contract directly with Owner or a subcontract with Owner's General Contractor.

IN WITNESS THEREOF, this instrument has been duly executed this _____ day of _____, _____.

Authorized Signature: _____.
Name: _____.
Title: _____.

END OF SECTION 07541