

# FLAT ROOFING WARRANTY CERTIFICATE



Homeowner/Buyer Name:	
Project Address:	
Warranty Issue Date:	
Certificate Number:	

### **Benefits of the warranty:**

1. LM-Services warrants to the homeowner/buyer of the above project address that the flat roof installed by LM-Services will be free from leaks caused by substandard installation of the roof for ten (10) years from the above warranty issue date.
2. This warranty is transferable within the first 18 months if the transferee requests in writing and is signed by the transferor.

### **Terms of the warranty:**

1. This warranty will not take effect until the roof installation is completed and only valid when payment in full has been received.
2. This warranty does not extend to damage, which is due to defective material, and shall not apply to those caused by any other defects in the roof, including but not limited to those caused by improper construction of the dwelling or base up which the roof was laid such as warped sheathing boards, cracking or undue expansion of the roof deck or building. Nothing in this warranty shall be construed to cover any damages to the dwelling or contents thereof, past, or present and or abatement after completion of the roof.
3. If a problem ever occurs, the homeowner shall notify LM-Services within 48 hours. If the problem is due to workmanship LM-Services will rectify the situation at no charge to the homeowner for the duration of warranty. However, if repairs are needed which are not a result of workmanship by LM-Services reasonable charges will be charged to homeowner for such repair. Such charges will be paid upon completion of repair and if homeowner fails to pay for such repair this warranty will be null and void. If the homeowner does not promptly report problems with roof to LM-Services, this warranty will be null and void.
4. The new roof installation must be maintained in line with the manufacturer's recommendation.

### **Exclusions from coverage:**

1. Natural disasters including but not limited to vandalism, fire, floods, hail, wind, lightning, earthquakes, or unusual action of elements.
2. Structural movement, failure or movement of underlying roof deck or building.
3. Altering or tampering with roof. Including but not limited to penetrating roof surface for cable, sprinkler system, security, installation of equipment or storage of materials on roof.
4. LM-Services will not be liable for any direct, indirect consequential, incidental, special, or general damages of any kind from whatever cause which may arise as the result of the labour/workmanship of roof installation, except to supply all labour and materials necessary in accordance with this warranty. It is expressly understood and agreed that LM-Services shall in no way be deemed or held to be obligated, liable or accountable upon or under any guarantees or warranties, express or implied, including any implied warranty of merchantability or fitness for a particular use, or otherwise beyond this express warranty.

Signed

**Luke Morton** Proprietor