

CONTRACT: C22-3178-FM  
ROOFCONNECT LOGISTICS, INC.  
DBA ROOFCONNECT  
ROOFING PRODUCTS AND SERVICES  
EXPIRES: 02/28/2023

**Southeast**

CONTRACTORS OF NORTH FLORIDA, INC.

ROOFING SPECIALISTS

733 Edge Street, Unit B  
Fort Walton Beach, FL 32547

Ph: (850) 650-0433  
Fax: (850) 650-0597

State Certified Roofing Contractor

CCC 1329764

## Roofing Installer's Warranty

Whereas *Southeast Contractors of North Florida, Inc of 733 Edge St., Unit B Fort Walton Beach, FL 32547*, herein called the "Roofing Installer," has performed roofing and associated work ("work") on the following project:

**Date:** 10/14/2022  
**Owner:** BCC Okaloosa County  
**Address:** 302 N Wilson St Suite 203  
Crestview, FL 32536  
**Building Name / Type:** Commercial  
**Address:** 1200 James Lee Blvd. E  
Crestview, FL 32539  
**Area of Work:** Roof-GAF Timberline  
**Acceptance Date:** 03/04/2022  
**Warranty Period:** 10 years  
**Expiration Date:** 10/14/2032

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: Lightning; Any other acts of God; Fire; Failure of roofing system substrate, including cracking, settlement, excessive deflection, deterioration, and decomposition; Faulty construction of parapet walls, copings, chimneys, skylights, vents, equipment supports, and other edge conditions and penetrations of the work; Vapor condensation on bottom of roofing; 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 has been paid by Owner or by another responsible party so designated.

The Roofing Installer is responsible for damage to work covered by this warranty but is not liable for consequential damaged 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 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. The 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. Access to the roof systems, if other than ladder access, is by owner and not included in the installer warranty. 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. Southeast Contractors liability under this warranty shall not become effective until all bills for installation, supplies, and services sold in connection with the above-described job have been paid in full.

Kathlyn Chandler  
President  
Southeast Contractors of North Florida Inc



# GAF Shingle & Accessory Limited Warranty



Congratulations! Thank you for purchasing asphaltic shingles and/or accessories from GAF, North America's largest roofing manufacturer — your best choice. While many factors can affect how long your shingles and accessories will last, this *GAF Shingle & Accessory Limited Warranty* covers your asphaltic shingles and accessories, including GAF Ridge Cap Shingles, GAF Starter Strip Shingles, GAF Leak Barrier Products, GAF Roof Deck Protection Products, and GAF Cobra® Ventilation Products (the "GAF Products"), in the unlikely event that they contain a manufacturing defect. It provides great coverage that is "non-prorated" during the crucial up-front period of your ownership (the "Smart Choice® Protection Period") with continued coverage for extended periods of time afterwards. Note: This limited warranty does not cover low-slope membranes, or Master Flow® Ventilation Products. Please go to [gaf.com](http://gaf.com) for a copy of the limited warranties covering these products.

## How Long Your Warranty Lasts

| GAF Shingles  | Manufacturing Defect Coverage           |                                    | Wind Warranty Coverage  |   | Algae Warranty Coverage   |   |
|---|---|------------------------------------|---|---|---|---|
|   | Limited Warranty Term                   | Smart Choice® Protection Period*** | Limited Warranty Term   | Wind Speed Coverage (mph / km/h)  | Limited Warranty Term   | Smart Choice® Protection Period***                |
| GAF Designer and Timberline® Roofing Shingles**   | Lifetime*                               | 10 Years                           | 15 Years  | With Special Installation****: 130/209<br>Without Special Installation****: 110/175 | StainGuard Plus™: 25 Years<br>StainGuard®: 10 Years               | StainGuard Plus™: 10 Years<br>StainGuard®: 1 Year |
| Marquis WeatherMax®   | 30 Years                                | 5 Years                            | 5 Years   | 80/130  | StainGuard®: 10 Years   | StainGuard®: 1 Year                               |
| Royal Sovereign®  | 25 Years                                | 5 Years                            | 5 Years   | 60/96   | StainGuard®: 10 Years   | StainGuard®: 1 Year                               |
| GAF Accessories**   | Manufacturing Defect Coverage           |                                    | Wind Warranty Coverage  |   | Algae Warranty Coverage   |   |
|   | Limited Warranty Term                   | Smart Choice® Protection Period*** |   |   |   |   |
| If you install less than 3 GAF Accessories** and Shingles that carry a Lifetime* Limited Warranty | 40 Years                                | 5 Years                            | Coverage only available for "GAF Ridge Cap Shingles" (see below). |   | Coverage only available for "GAF Ridge Cap Shingles" (see below). |   |
| If you do not install Shingles that carry a Lifetime* Limited Warranty                            | 25 Years                                | 5 Years                            | No coverage for other GAF Accessories**.                          |   | No coverage for other GAF Accessories**.                          |   |
| GAF Ridge Cap Shingles**  | Manufacturing Defect Coverage           |                                    | Wind Warranty Coverage  |   | Algae Warranty Coverage   |   |
|   | Limited Warranty Term                   | Smart Choice® Protection Period*** | Limited Warranty Term   | Wind Speed Coverage (mph / km/h)  | Limited Warranty Term   | Smart Choice® Protection Period***                |
| TimberTex®  | See "GAF Accessories***" section above. |                                    | 15 Years  | With Special Installation****: 130/209<br>Without Special Installation****: 110/175 | StainGuard®: 10 Years   | StainGuard®: 1 Year                               |
| Ridglass® and TimberCrest®  | See "GAF Accessories***" section above. |                                    | 15 Years  | With Special Installation****: 130/209<br>Without Special Installation****: 110/175 | No coverage.  | No coverage.                                      |
| Seal-A-Ridge®, Seal-A-Ridge®AS  | See "GAF Accessories***" section above. |                                    | 5 Years   | 90/144  | StainGuard®: 10 Years   | StainGuard®: 1 Year                               |
| Z®Ridge   | See "GAF Accessories***" section above. |                                    | 5 Years   | With Special Installation****: 90/144<br>Without Special Installation****: 70/112   | No coverage.  | No coverage.                                      |

\***Definition of Lifetime:** The word "Lifetime" means as long as you, the original owner(s) (or the second owner(s) if coverage was properly transferred during the Smart Choice® Protection Period), own the property where the shingles are installed. The Lifetime warranty is applicable only to shingles installed on a single-family detached residence owned by individuals. For any other type of owner or building, such as a corporation, governmental entity, religious entity, condominium or homeowner association, school, apartment building, office building, or multi-use structure, the length of the warranty is 40 years.

\*\***GAF Accessories covered under this limited warranty include:** GAF Ridge Cap Shingles, GAF Starter Strip Shingles, GAF Leak Barrier Products, GAF Roof Deck Protection Products, and GAF Cobra® Ventilation Products. If you install 3 or more GAF Accessories and shingles that carry a Lifetime Limited Warranty, you are eligible for enhanced coverage on your qualifying GAF Accessory Products. Please refer to the *GAF Roofing System Limited Warranty*, available on [gaf.com](http://gaf.com), for complete coverage and restrictions.

\*\*\***Smart Choice® Protection Period:** refers to the crucial period of time following installation of the GAF Products during which the coverage provided for in this limited warranty is non-prorated. After the Smart Choice® Protection Period specified above, the remedy provided for in this warranty may be different than that provided for during the Smart Choice® Protection Period, and any remedy will be reduced to reflect the use you have received from your GAF Products.

\*\*\*\***Special Installation:** Your GAF Lock-Lock-labeled Shingles will be covered up to the maximum wind speed above **ONLY** if installed using 4 nails per shingle and you have GAF Starter Strip Products installed at the eaves and rakes. Special Installation for all other GAF Shingles requires use of 6 nails per shingle and GAF Starter Strip Products installed at the eaves and rakes. Your GAF Ridge Cap Shingles will be covered up to the maximum wind speed above **ONLY** if your ridge cap shingles are installed in strict accordance with the "Maximum Wind Speed Coverage Under Limited Warranty" section of the applicable ridge cap shingle application instructions.

### Who Is Covered By This Limited Warranty; Transferability

You are covered by this limited warranty if you live in the United States or Canada and are the original property owner (i.e., not a builder or installer) or the first subsequent owner if this warranty was properly transferred.

This limited warranty may be transferred **only once**. The second owner must notify GAF in writing within **one year** after the property transfer for warranty coverage to be transferred. (Other than this one transfer, this warranty may **not** be transferred or assigned, directly or indirectly.) If the transfer takes place within the Smart Choice® Protection Period, the second owner is entitled to the same coverage as the original owner. If the transfer takes place afterwards, the length of this warranty shall be reduced to the two-year period after the ownership changes. If there is a defect during this two-year period, GAF's reimbursement to the second owner will be based only on the reasonable cost of replacement shingles or applicable accessories, reduced by the amount of use that has been received from the shingles or applicable accessories from the date of installation through the date of claim.

### Manufacturing Defects: What Is Covered/Sole and Exclusive Remedy

GAF Warranty Company, LLC, a subsidiary of GAF, warrants that your GAF Roofing Shingles will remain free from manufacturing defects that adversely affect their performance during the applicable Smart Choice® Protection Period or that cause leaks for the remainder of the applicable warranty term and that your GAF Accessory Products will remain free from



# GAF Shingle & Accessory Limited Warranty



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## Wind Warranty: What Is Covered/Sole and Exclusive Remedy

This limited warranty is **specifically conditioned** on your shingles or ridge cap shingles being fastened and installed **strictly** in accordance with GAF's application instructions. This limited warranty does not apply to starter strip shingles. GAF warrants to you that your GAF shingles or ridge cap shingles will not fail to seal, blow off, or sustain damage from winds (including gusts) up to the applicable wind speed listed above after they should have sealed but did not due to a manufacturing defect. If your shingles or ridge cap shingles do fail to seal, blow off, or suffer wind damage, GAF will reimburse you for the reasonable costs of replacing the blown-off or damaged shingles or ridge cap shingles and hand-sealing any unsealed shingles or ridge cap shingles. Costs related to underlayment, metal work, and flashings are not included. GAF's **maximum** liability under this paragraph is to reimburse you for the cost of hand-sealing all of the shingles and ridge cap shingles on your roof.

**Note:** All self-sealing shingles and ridge cap shingles, including GAF's, must be exposed to warm, sunny conditions for several days before they completely seal. Before sealing occurs, shingles and ridge cap shingles are vulnerable to blow-offs and wind damage. Shingles and ridge cap shingles installed in fall or winter may not seal until the following spring. Shingles or ridge cap shingles that are not exposed to direct sunlight or adequate surface temperatures or that are not fastened or installed properly may never seal. Failures to seal, blow-offs, and wind damage under these circumstances result from the nature of self-sealing shingles and ridge cap shingles, not a manufacturing defect, and are not covered under this limited warranty.

## Algae Warranty: What Is Covered/Sole and Exclusive Remedy

This limited warranty applies only to shingles and ridge cap shingles sold in packages bearing the **StainGuard Plus™** or **StainGuard®** logos. GAF warrants to you that blue-green algae (also known as cyanobacteria) will not cause a pronounced discoloration of your **StainGuard Plus™** or **StainGuard®-labeled** shingles or ridge cap shingles for the warranty term listed above. If your **StainGuard Plus™-labeled** shingles or your **StainGuard®-labeled** shingles or ridge cap shingles exhibit a pronounced discoloration caused by blue-green algae during the Smart Choice® Protection Period listed above, GAF's contribution will be either the reasonable cost of commercially cleaning your shingles or ridge cap shingles or, at GAF's sole option, replacing discolored shingles or ridge cap shingles. The **maximum** cost to GAF shall be the lesser of the original cost of the affected shingles or ridge cap shingles or the cost to clean the affected shingles or ridge cap shingles. During the **remainder** of the limited warranty period, GAF's contribution to you will be reduced to reflect the amount of use you have received from your shingles or ridge cap shingles since they were installed. The amount of use will be calculated by dividing the number of months which have elapsed since installation to the date of claim by the number of months in the Algae Warranty term.

**Note:** Preventing pronounced algae-related discoloration of your shingles or ridge cap shingles is achieved through formulations or through unique blends of granules.

## What Is Not Covered

Even if your GAF Products were not properly installed according to GAF's application instructions or to standard good roofing practices, this limited warranty remains in effect. However, GAF will **NOT** be liable for and this warranty does **NOT** apply to:

- (1) Damage resulting from anything other than an inherent manufacturing defect in the GAF Products, such as:
  - (a) improper fastening of your shingles or accessories or application not in strict accordance with GAF's printed application instructions, if the improper installation was the cause of the damage.
  - (b) settlement, movement, structural damage, or defects in the building, walls, foundation, or the roof base over which the GAF Products were applied.
  - (c) inadequate ventilation.
- (2) Damage resulting from causes beyond normal wear and tear, such as:
  - (a) acts of nature, such as hail, fire, or winds (including gusts) over the applicable wind speed listed above.
  - (b) impact of traffic on the roof or foreign objects, including damage caused by objects blown onto the roof by wind.
  - (c) improper storage or handling of the GAF Products.
- (3) Ice damming, except for leaks in the area of your roof deck covered by a GAF Leak Barrier which are caused by a manufacturing defect in your GAF Leak Barrier.
- (4) Shading or variations in the color of your GAF Products or discoloration or contamination caused by fungus, mold, lichen, algae (except for blue-green algae if your shingles or ridge cap shingles were labeled with the StainGuard Plus™ or StainGuard® logos), or other contaminants, including that caused by organic materials on the roof.
- (5) Labor costs, except as specifically provided for above, disposal costs, tear-off costs, and costs related to underlayments (unless your claim involves a manufacturing defect in a GAF Underlayment), metal work, and flashings.
- (6) Damage to the interior or exterior of the building, including, but not limited to, mold growth.

## Other Limitations Concerning Coverage

Decisions as to the extent of repair, re-cover, or cleaning required, and the reasonable cost of such work, will be made solely by GAF. GAF reserves the right to arrange directly for your GAF Products to be repaired, re-covered, or cleaned instead of reimbursing you for such work. The remedy under this warranty is available only for those GAF Products actually exhibiting manufacturing defects or algae discoloration at the time your claim is settled. Any replacement GAF Products will be warranted only for the remainder of the original warranty period. GAF reserves the right to discontinue or modify its shingles or accessories, including the colors available, so any replacement GAF Products may not be an exact match for the GAF Products on your roof. Even if GAF does not modify a color, replacement GAF Products may not match your original GAF Products due to normal weathering, manufacturing variations, or other factors.

## Claims: What You Must Do

You must notify GAF about any claim within **30 days** after you notice a problem. You may report a claim online at [gaf.com/contact](http://gaf.com/contact), by calling GAF at 1-800-458-1860, sending an email to [warrantyclaims@gaf.com](mailto:warrantyclaims@gaf.com), or by sending a notice in writing to: GAF, Warranty Claims Department, 1 Campus Drive, Parsippany, NJ 07054, USA. You will then be provided with complete details about submitting your claim. You will be required to provide proof of the date your shingles or accessories were installed and that you were the owner of the property at that time (or that the warranty was properly transferred to you). You may be required to send to GAF, at your expense, photographs and sample products for testing. Within a reasonable time after proper notification, GAF will evaluate your claim and resolve it in accordance with the terms of this limited warranty. If you repair or replace your GAF Products before you notify GAF about your claim or before GAF has completed its evaluation of your claim, your claim may be denied. If you need to repair or replace your GAF Products before your claim is resolved, you **MUST** provide GAF with reasonable notice. **NOTE: Notice to your contractor, dealer, or home builder is NOT notice to GAF.** You should retain this document for your records in the unlikely event that you need to file a claim.

## Sole and Exclusive Warranty

**THIS LIMITED WARRANTY IS EXCLUSIVE AND REPLACES ALL OTHER WARRANTIES, CONDITIONS, REPRESENTATIONS AND GUARANTEES, WHETHER EXPRESS OR IMPLIED, WHETHER BY STATUTE, AT LAW OR IN EQUITY, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. This limited warranty is your exclusive warranty from GAF and represents the SOLE REMEDY available to any owner of GAF Shingles or Accessories. GAF makes NO OTHER REPRESENTATIONS, CONDITIONS, GUARANTEES, OR WARRANTIES of any kind other than that stated herein. GAF WILL NOT BE LIABLE IN ANY EVENT FOR CONSEQUENTIAL, PUNITIVE, SPECIAL, INCIDENTAL, OR OTHER SIMILAR DAMAGES OF ANY KIND, including DAMAGE TO THE INTERIOR OR EXTERIOR OF ANY BUILDING, whether any claim against it is based upon breach of this warranty, negligence, strict liability in tort, or for any other cause. This limited warranty gives you specific legal rights, and you may also have other rights which vary from jurisdiction to jurisdiction. Some jurisdictions do not allow limitations on or the exclusion of incidental or consequential damages, so the above limitations or exclusions may not apply to you. New Jersey state residents are encouraged to review their rights under the agreement, as provided under the New Jersey Truth-In-Consumer Contract Warranty and Notice Act ("TCCWNA").**

The United Nations Convention on the International Sale of Goods shall **NOT** apply either to the sale of the GAF Products or to this limited warranty.

## Modification Of Warranty

This limited warranty may not be changed or modified except in writing, signed by an officer of GAF. No one (other than an officer of GAF) has the authority to assume any additional or other liability or responsibility for GAF in connection with your GAF Products except as described in this limited warranty. (**Note:** Warranty subject to change. The warranty in effect at the time your GAF Products are installed is the version of the warranty that will govern your claim. For current information, visit [gaf.com](http://gaf.com) or write to GAF at 1 Campus Drive, Parsippany, NJ 07054, USA, Attn: Warranty Claims Department.)

## Effective Date

This limited warranty is effective for GAF Products installed after February 1, 2021.