

– ARGIE ROOFING UK LIMITED –

GENERAL CONTRACTOR'S ROOFING GUARANTEE

- 1) Should any defects occur due to proven faulty workmanship on a new/repaired tiled or slated roof with associated lead work or metalwork within 8 months, or within 6 months in the case of a new/repaired felt or asphalt roof, they will be made good by the General Contractor free of charge. In the event of a claim under the Guarantee, the original estimate together with the receipted final invoice must be produced as evidence by the Customer.
- 2) All materials used will be in accordance with current British Standard Specifications where applicable and the benefit of any special manufacturer's guarantees will be made available to the Customer.
- 3) The above Guarantee expressly excludes defects caused by building movement, inherent faulty design, extreme weather, subsequent alteration, or modification to the new/repaired roof and supporting structure, aerials and satellites, traffic across the roof, or other conditions beyond the control of the General Contractor.
- 4) Subject to the terms and conditions listed below, the General Contractor also guarantees that during the Guarantee period he will, at his own cost and expense, make or cause to be made such repairs to, or replacements of the said work, in accordance with the roofing manufacturers standards as are necessary to correct faulty and defective work and/or materials which may develop in the work including, but not limited to; blisters, delamination, exposed felts, ridges, wrinkles, splits, warped insulation and/or loose flashings, etc., in a manner pursuant to the total anticipated life of the roofing system and the best standards applicable to the particular roof type in value and in accordance with construction documents as are necessary to maintain said work in satisfactory condition, and further, to respond on or within seven (7) calendar days upon proper notification or leaks or defects by the Customer.
 - a. Specifically excluded from this Guarantee are damages to the work, other parts of the building, building contents and contents outside the property caused by: (1) lightning, windstorm, hailstorm, and other unusual phenomena of the elements; and (2) fire. When the work has been damaged by any of the foregoing causes, the Guarantee shall be null and void until such damage has been repaired by the General Contractor, if he agrees to, and until the cost and expense thereof has been paid by the Customer or by the responsible party so designated.
 - b. During the Guarantee Period, if the Customer allows alteration of the works by anyone other than the General Contractor, including, but not limited to; cutting, patching and maintenance in connection with penetrations, and positioning of anything on the roof, this Guarantee shall become null and void upon the date of said alterations carried out. If the Customer engages the General Contractor to perform said alterations, the Guarantee shall not become null and void, unless the General Contractor, prior to proceeding with the said work, shall have notified the Customer in writing, showing reasonable cause for claim that said alterations would likely damage or deteriorate the work, thereby reasonably justifying a termination of this Guarantee.

- c. Future building additions will not void this Guarantee, except for that portion of the future addition that might affect the work under this contract at the point of connection of the roof areas, and any damage caused by such addition. If this contract is for roofing of an addition to an existing building, then this Guarantee covers the work involved at the point of connection with the existing roof that the General Contractor's Company has previously carried out.
 - d. During the Guarantee period, if the original use of the 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 of service more severe than originally specified, this Guarantee shall become null and void upon the date of the said change.
 - e. The Customer shall promptly notify the General Contractor of observed, known or suspected leaks, defects, or deterioration, and shall afford reasonable opportunity for the General Contractor to inspect the work, and to examine the evidence of such leaks, defects, or deterioration. No third-party inspection should be carried out without notification to, and agreement of, the General Contractor during this Guarantee Period.
- 5) Should the General Contractor wish to amend the terms of this Guarantee to make it less restrictive for the Customer, he will do so by notifying the Customer in writing, specifically stating such, upon completion of the works.

IN WITNESS THEREOF, this instrument has been duly executed this **Saturday, the 24th day of February 2024.**

General Contractor's Authorised Signature:

A handwritten signature in black ink, appearing to read "Dean Lock", is written over a large, faint, stylized roofline graphic.

Mr Dean Lock

Director
Argie Roofing UK Ltd