

A7.1 Special Roofing Warranty

NOTE: Designers shall incorporate the following text into the project specifications.

Special Roofing Warranty

General: The warranties specified in the Article shall not deprive the Owner of other rights the Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by the Contractor under requirements of the Contract Documents.

In lieu of the roofing manufacturer's standard warranties, the Contractor shall be expressly responsible for the repair of roof leaks for the work of this contract, including related metal flashing and sealant work, and the repair or replacement of defects in the roof system attributed to ordinary wear and tear, or deficiencies of material or workmanship, for a period of five (5) years following written acceptance of the Work.

- The five-year warranty period shall commence on the official date of Substantial Completion of the project.
- Repair or replacement shall include but not be limited to splits, blisters, fish mouths, wrinkles, slippage and related metal flashing or sealant defects.

Upon notification of roof leaks or defects, the Contractor shall promptly make contact with KU Facilities Operations personnel for site location and inspection of the defective areas. The Contractor shall make all necessary repairs, including all labor and materials, at the Contractor's expense. Upon making the required repairs, the Contractor shall report his findings to the KU Facilities Operations personnel, including a verbal or graphic description of the area repaired, the nature of the problem and the corrective actions taken, and the dates of all inspections and repairs.

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