

THE SALL TEAM

C3 Real Estate Solutions



Roof Information

Address: 1227 Crescent Dr, Windsor, CO 80550

A new roof is scheduled to be installed on Monday, April 12 and Tuesday, April 13.

Follow the hyperlink to the Owens Corning Duration Storm class 4 impact-resistant shingles.

<https://www.owenscorning.com/en-us/roofing/shingles/trudefinition-duration-storm?color=onyx-black>

The color will be Onyx Black. The above link also has information on the limited lifetime warranty..

See pages two and three of this document for workmanship warranty information.



**ASPHALT ROOFING SYSTEM
TEN (10) YEAR LIMITED LABOR WARRANTY
(PRORATED & TRANSFERABLE)**

4/12/2021

Jacob and Melissa Beck

1227 Crescent Drive

Windsor, CO 80550

COVERAGES UNDER THIS WARRANTYThis warranty is extended to you as the Property Owner(s) identified in this Warranty Certificate ("Certificate"). Subject to the terms and conditions set forth in this certificate, Anchor Roofing, LLC. warrants that the roofing materials and accessories identified in this Certificate and installed on your Property identified in this Certificate will not blow off, blister, chip, crack, peel, split, or structurally deteriorate as a direct result of manufacturing defects, for a period of ten (10) years from the date of original the roof installation. Reference in this Warranty to roofing workmanship and/or roofing accessories means roofing materials installed from Anchor Roofing, LLC.'s on your property will comply with manufactures installation specifications.**OWNER(S) RESPONSIBILITIES IN THE EVENT OF DEFECT OR COMPLAINT**If you believe or find that your roofing accessories exhibit a manufacturing defect covered by this Warranty, simply write to Anchor Roofing, LLC. 8543 S CR 13 Fort Collins, CO 80525. Describe the defect and provide your name, property address, date of installation, and copy of this Warranty. In order to qualify for warranty coverage, you must submit in writing within forty-five (45) days from the date the defect(s) is first discovered, noticed, or reasonably could have been discovered. Anchor Roofing, LLC. will respond to you within a reasonable period of time after we receive your claim, and reserve the right to require you to furnish proof of purchase. Furthermore, Anchor Roofing, LLC. reserves the right to inspect the roof or roofing accessories claimed to be defective, within a reasonable period of time after receipt of your claim.**REMEDIES UNDER THIS WARRANTY**Anchor Roofing, LLC. will, at its option, either repaint, repair, or otherwise replace the defective roofing or roofing accessories, if it is determined that the claimed defect is covered by this Warranty as follows:If the defect is reported to Anchor Roofing, LLC. during the first year following the date of original installation of the defective roofing or roofing accessories, Anchor Roofing, LLC. will pay 100% of the cost of repainting, repairing, or otherwise replacing the defective roofing or roofing accessories.Anchor Roofing, LLC. reserves the right to require you to pay in advance, your portion of the costs for re-shingling, repairing, or otherwise replacing the defective roofing materials or roofing accessories. It will be solely at Anchor Roofing, LLC.'s discretion, as to how it will repair or replace the defective shingles, namely by re-shingling, repairing, or replacing the entire roof.

Colorado does not allow the exclusion or limitations of consequential or incidental damages, so the above limitation or exclusion may not apply to you. This Warranty gives you specific legal rights, and you may also have other rights that may vary from one state to another. The Warranty period for any repainted, repaired, or replaced roofing or roofing accessories will be the remaining unexpired portion of the original Warranty period for your roofing shingles or roofing accessories. The manufacturer of the materials and is responsible for the replacement cost; Anchor Roofing, LLC guarantees the workmanship for not less than (10) years. Anchor Roofing, LLC. will determine which action of repair will be used.

A color variation may occur between replacement products in comparison with the originally installed products due to the normal weathering and aging of the originally installed products. This will not be deemed as a defect in either the replacement products or the originally installed products. Anchor Roofing, LLC reserves the right to discontinue or modify any continuous roofing or roofing accessories. In event that any of the original products are no longer available, Anchor Roofing, LLC. reserves the right to substitute products of comparable quality. Anchor Roofing, LLC. also reserves the right to discontinue any particular color. In the event that any of the original colors are no longer available, Anchor Roofing, LLC. will substitute one of its currently available colors, matching closely to your existing roofing.

CONDITIONS NOT COVERED BY THIS WARRANTY

This Warranty covers only the particular defects described in this Certificate, and only if they arise during normal use and service, subject to normal wear and tear. It does not cover defects attributable to causes or occurrences beyond Anchor Roofing, LLC.'s control and unrelated to the manufacturing process, including, but limited to, faulty or improper installations, normal weathering, oxidation, exposure to corrosive atmospheric (such as those contaminated with salt or salt spray, acid rain, harmful chemicals, or vapors,) mildew, unreasonable use, misuse, physical abuse, accidental damage, vandalism, use of incompatible accessories, fire, flood, earthquake, lightning, radiation, ice or windstorms, hail or other acts of God, wind-borne objects, building settlement, structural failures (including walls, rafters and foundations), or the use of harmful cleaning compounds. Anchor Roofing, LLC. is not responsible for any damage to your roof which occurs during or as a result of the sun exposure, such damage is the sole responsibility of the manufacture, Anchor Roofing, LLC will keep records from the initial purchase. Uniform fading (color change) is not covered by this Warranty, since normal weathering and aging process will cause any colored surface to fade, darken, or acquire a surface accumulation of dirt and stains. Snow and ice dams are not covered by labor or workmanship, each roof should be shoveled after every heavy snow storm (Each time the city or town plows the streets). The severity of these conditions depends on air quality, the geographic location of your property, and other local conditions over which Anchor Roofing, LLC. has no control. Normal weathering is defined as exposure to sunlight and extremes of weather and temperatures. Non-uniform fading and color change resulting from unequal exposure of your roofing materials or roofing accessories to the sun and elements are not covered by this Warranty.

Anchor Roofing, L.L.C.

8543 S County Road 13

Fort Collins, CO 80525

970-690-1020