

Alpha WARRANTY

Project Name: _____ *Specimen*

Project Address: _____

NEOGARD System: _____

Substrate: _____ Area in Squares: _____

Applicator: _____

The NEOGARD® Division of JONES-BLAIR® Company (NEOGARD) and Applicator name goes here (APPLICATOR), hereby jointly and severally warrant to the Building Owner (OWNER) of the above described building(s), subject to the provisions hereof, that the supplied materials as manufactured by NEOGARD (NEOGARD Products or, as used in combination with each other, the NEOGARD System) will remain watertight, for a period of X year(s) from date of substantial completion, XXXX. Under this warranty, NEOGARD and APPLICATOR agree to repair leaks or coating failures which are caused by faulty material or workmanship or leaks caused by ordinary weathering, subject to the conditions and exclusions listed below. This warranty pertains only to the NEOGARD Products (except as noted in 8d and 8e below) and workmanship related to installing the same and specifically excludes other work the APPLICATOR may have performed. The APPLICATOR is an independent contractor and should under no circumstances be viewed as an employee, agent, or partner of NEOGARD. NEOGARD neither represents nor warrants that any NEOGARD Products have any qualities and/or meet any specifications not expressly set forth in the current NEOGARD guide specifications and product data sheet(s), available at www.neogard.com, and OWNER expressly disclaims any and all reliance on any representations about NEOGARD Products and/or the NEOGARD System which representations are not expressly set forth in the current NEOGARD guide specifications and product data sheet(s).

CONDITIONS & EXCLUSIONS:

1. The APPLICATOR must be a current participant in the Alpha Program which includes but is not limited to the following:
 - a. Initial verification of work experience by independent third party quality assurance consultant (PBSRG) as follows:
 - i. Method A: Minimum of 5 years SPF experience and performance measurement of 50 elastomeric-coated SPF roof systems, or
 - ii. Method B: Minimum of 10 NEOGARD Permathane roofs, totaling in excess of 150,000SF
 - b. Annual submission of list of all SPF Roofs installed greater than 5,000SF to independent third party quality assurance consultant (PBSRG).
 - c. Annual inspection of all installed Alpha roofs by APPLICATOR.
 - d. Bi-annual inspection of 25 "riskiest roofs" by licensed engineer or independent third party quality assurance consultant (PBSRG).
 - e. Minimum of 98% of roofs do not currently leak.
 - f. Minimum of 98% of surveyed roofs have satisfied customers.
 - g. Attend independent third party quality assurance consultant (PBSRG) "Best Value" training bi-annually.
2. This warranty only applies to use of NEOGARD Products on institutional, commercial, industrial, and high-rise/multi-family residential buildings.
3. This warranty does not extend to costs associated with removal of any obstructions from the affected area that would hinder or impede repair of the NEOGARD System, or lift equipment necessary to gain access to the NEOGARD System. Any such costs shall be OWNER's sole responsibility.
4. This warranty becomes effective only upon payment in full to NEOGARD, its Distributor, and the APPLICATOR for all products and labor applicable to the project.
5. The unexpired portion of this warranty may be transferred to a subsequent owner of record only during the warranty period. To affect a transfer of this warranty, OWNER must notify NEOGARD in writing of the transfer within 30 days of the effective date of the change of ownership and must pay a fee of \$500. Any requested transfer of this warranty is expressly subject to (1) the completion by NEOGARD and APPLICATOR of a full inspection, unrestricted by the OWNER, of the premises constituting the project building(s) named on this warranty and (2) the completion of any and all repairs by the OWNER which are deemed necessary by NEOGARD and/or APPLICATOR, in their sole discretion, following such inspection.
6. During the term of this warranty, NEOGARD and/or the APPLICATOR shall have free and unrestricted access to the portion of the building(s) where the NEOGARD System is installed during regular business hours.
7. **This warranty does not cover damage to the NEOGARD System, OWNER's property, building(s), or contents and/or failure of the NEOGARD System:**
 - a. That is caused by fire, faulty construction or design, misuse of structure, inadequate drainage or other failure of the structure.
 - b. That is caused directly or indirectly by unusual occurrences of the elements such as, but not limited to, floods, lightning, hail exceeding severe hail (SH) as defined by Factory Mutual Research Corporation (FMRC) simulated hail damage tests, earthquakes, cyclones, hurricanes, tornadoes, or other winds or gusts exceeding 90 mph (145 km/h).
 - c. That is due to settlement, cracking, warping, expansion, contraction, deflection or other movement in the substrate or any part of the building greater than 1/16" in width at its widest point.
 - d. That is due to vapor drive, infiltration or condensation of moisture in, through or around walls, copings, building structure or underlying or surrounding materials.
 - e. That is caused by acids, fatty acids, or other harmful chemicals and the like, other than those for which the NEOGARD Products are designed, coming in contact with the NEOGARD System.
 - f. That is caused by snow or ice removal or improper cleaning procedures.
 - g. That is caused by falling objects, third parties or foreign objects or agents, including, without limitation, plant or animal life other than bird pecks.
 - h. That is caused by repairs or alterations to, encroachment upon, or erection of any structure on the coated area or any use of the coated area other than for its intended purpose at the time this warranty was issued.
8. **Other express exclusions from the scope of this warranty:**
 - a. Appearance due to surface profile, texture, and/or color changes in the NEOGARD System as the result of normal weathering or atmospheric conditions.
 - b. Cleanliness or discoloration of the NEOGARD System caused by environmental conditions including, but not limited to, dirt, pollutants, or biological agents.
 - c. Areas of any structure to which the NEOGARD System has been applied where ponding or standing water exists longer than 96 hours after precipitation during conditions conducive to drying.
 - d. Defects, blisters, or delaminations in the materials, substrate, coatings or systems to which the NEOGARD Products or the BASF Elastospay Alpha Sprayed Polyurethane Foam are attached.

- e. Items not part of the NEOGARD System and/or any Products not supplied by NEOGARD are expressly excluded from the protection of the warranty. However, it is understood that BASF Elastospray Alpha Sprayed Polyurethane Foam, while not manufactured or supplied by NEOGARD if used on this project, is specifically covered under this warranty.
- 9. **This warranty shall be null and void if:**
 - a. OWNER fails to use reasonable care in maintaining the NEOGARD System, said maintenance to include, but not be limited to, those items listed on NEOGARD's Preventative Maintenance brochure; or
 - b. Any repairs are made to the NEOGARD System with materials other than the appropriate NEOGARD Product(s).
- 10. NEOGARD's failure at anytime to enforce any of the conditions and exclusions stated herein shall not be construed to be a waiver of such provision.

Any notice of leaks or coating failures in the NEOGARD System or workmanship shall be sent in writing to NEOGARD, and shall include a statement of scope of leak or coating failure and evidence suggesting liability by NEOGARD and/or APPLICATOR, within thirty (30) days of discovery, but in no event later than the expiration date of this warranty. NEOGARD and/or the APPLICATOR shall have the right to inspect the NEOGARD System to determine the cause(s) of the leak or coating failure before incurring any obligation hereunder. NEOGARD reserves the right to charge a re-inspection fee to the OWNER in the event the cause of the leak or coating failure is not covered by this warranty. If, upon inspection, NEOGARD and/or APPLICATOR determines that the leak or coating failure is caused by defects in the NEOGARD Products or the workmanship of the APPLICATOR in installing same, OWNER's sole remedy and NEOGARD's and/or APPLICATOR's sole liability shall be limited to repair of the leak or coating failure. It shall be the OWNER's responsibility (1) to secure necessary approval and release of liability from the building occupants who might be affected by the repair operations, and (2) to remove at OWNER's expense, all obstructions from the affected area as determined by NEOGARD or APPLICATOR that would hinder or impede repairs being made in the most expedient and least expensive manner possible.

WAIVER OF RIGHT TO TRIAL BY JURY:

NEOGARD, APPLICATOR, and OWNER hereby knowingly, voluntarily, and unconditionally waive their right to a jury trial of any and all claims or causes of action arising from or relating to this warranty or otherwise arising out of or relating to any transaction between or among OWNER, APPLICATOR, and the NEOGARD Division of JONES-BLAIR Company. NEOGARD, APPLICATOR, and OWNER acknowledge that a right to a jury is a constitutional right and that they have had an opportunity to consult with independent counsel with regard to this express waiver of their right to a jury trial.

CHOICE OF LAW AND FORUM:

This warranty shall be governed by, and construed in accordance with, the laws of the State of Texas, United States of America. All transactions and/or controversies between or among NEOGARD, APPLICATOR, and OWNER shall be governed by the laws of the State of Texas. OWNER hereby agrees that the exclusive venue for any and all claims arising from or relating to this warranty or otherwise arising out of or relating to any transaction between or among OWNER, APPLICATOR, and the NEOGARD Division of JONES-BLAIR Company shall be in Dallas County, Texas. OWNER expressly waives any defense based on lack of personal jurisdiction, inappropriate venue, or forum non conveniens.

ATTORNEYS FEES:

To the extent any dispute arises under this warranty, the prevailing party in any such dispute shall be entitled to recover from the other party all of its reasonable attorneys' fees, costs and expenses incurred as a result of such dispute.

THE ABOVE WARRANTY IS IN LIEU OF ANY OTHER WARRANTIES OR LEGAL REMEDIES, AND NEOGARD AND APPLICATOR MAKE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY, IN RESPECT OF NEOGARD PRODUCTS AND/OR THE NEOGARD SYSTEM, EXCEPT AS PROVIDED HEREIN. NEOGARD AND APPLICATOR SHALL NOT BE LIABLE OR OBLIGATED FOR ANY LOSS OR CONSEQUENTIAL OR OTHER DAMAGE INCURRED DIRECTLY OR INDIRECTLY BY OWNER OR ANY OTHER PERSON OR ENTITY THAT ARISES IN ANY WAY IN RELATION TO NEOGARD PRODUCTS AND/OR THE NEOGARD SYSTEM OR THE USE OR FAILURE THEREOF, WHETHER BASED ON BREACH OF WARRANTY OR NEGLIGENCE, EXCEPT AS PROVIDED HEREIN.

NEOGARD Division of JONES-BLAIR Co.
2728 Empire Central, Dallas, TX 75235

APPLICATOR

By: Signature Required to be Valid Dennis Bigley

Firm: _____

Title: Technical Department Manager

By: _____
Signature w/Printed Name

Date: _____

Title: _____

OWNER

Issue Number: _____

Firm: _____

Product Information Available at www.neogard.com

By: _____
Signature w/Printed Name

Title: _____

Warranty is null and void if a valid copy, executed by all parties, is not on file at NEOGARD's Warranty Department, Dallas, TX.