

# ROOFING WARRANTY AGREEMENT

## SECTION 1: CONTRACTOR INFORMATION

Business Name \_\_\_\_\_

State License Number \_\_\_\_\_

Insurance Carrier \_\_\_\_\_

Insurance Policy Number \_\_\_\_\_

Business Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

## SECTION 2: CUSTOMER & PROPERTY INFORMATION

Customer Name \_\_\_\_\_

Property Address \_\_\_\_\_

City, State, ZIP \_\_\_\_\_

Customer Phone \_\_\_\_\_

Customer Email \_\_\_\_\_

### SECTION 3: PROJECT DETAILS

Installation Start Date \_\_\_\_\_

Installation Completion Date \_\_\_\_\_

Project Type  Full Replacement  Partial Replacement  Repair

Layers Removed \_\_\_\_\_

Total Square Footage \_\_\_\_\_ sq. ft.

Structural Repairs Included?  Yes: describe below  No

Structural Repair Description \_\_\_\_\_

Additional Scope Notes \_\_\_\_\_

Signed Contract / Proposal Attached?  Yes  No

Shingle Brand \_\_\_\_\_

Shingle Product Line / Model \_\_\_\_\_

Shingle Color \_\_\_\_\_

Underlayment Brand & Product \_\_\_\_\_

Starter Strip Brand & Product \_\_\_\_\_

Ridge Cap Brand & Product \_\_\_\_\_

Leak Barrier Brand & Product \_\_\_\_\_

Attic Ventilation Product(s) \_\_\_\_\_

Other Materials Installed \_\_\_\_\_

Manufacturer Warranty Tier  Standard  Enhanced  System  
Unlocked

## SECTION 4: MANUFACTURER WARRANTY

The materials installed under this agreement are covered by the manufacturer's limited warranty. Terms are governed by the manufacturer's warranty documentation, a copy of which has been provided to the customer.

Manufacturer Name \_\_\_\_\_

Warranty Product Name / Tier \_\_\_\_\_

Warranty Registration Number \_\_\_\_\_

Registration Deadline \_\_\_\_\_

Manufacturer Warranty Start Date \_\_\_\_\_

Manufacturer Warranty End Date \_\_\_\_\_

Non-Prorated Coverage Period \_\_\_\_\_

Labor Covered by Manufacturer?  Yes through: \_\_\_\_\_  No

Transferable?  Yes  No  Limited; see terms below

Contractor Registration Obligation: The contractor agrees to submit the manufacturer warranty registration on behalf of the customer no later than the Registration Deadline stated above. The customer has the right to verify registration directly with the manufacturer at any time. If registration is not completed within the required window, the contractor shall promptly notify the customer and make reasonable efforts to remedy the lapse with the manufacturer.

Manufacturer Transfer Terms:

## SECTION 5: WORKMANSHIP WARRANTY

The contractor warrants that all labor and installation work performed under this agreement is free from defects in workmanship for the period specified below.

Workmanship Warranty Start Date \_\_\_\_\_

Workmanship Warranty End Date \_\_\_\_\_

Coverage Duration \_\_\_\_\_  
years

Transferable?  Yes  No  Limited; see terms below

Default Transfer Language (modify as needed): This workmanship warranty is transferable to one subsequent owner of the property, provided the new owner notifies the issuing contractor in writing within 30 days of the property transfer date. Transfer does not extend the original warranty term. Subsequent transfers beyond the first are not covered.

If non-transferable, replace the above with: This workmanship warranty applies solely to the original purchaser named in Section 2 and is not transferable to any subsequent owner of the property.

## **SECTION 6: WHAT IS COVERED**

This workmanship warranty covers defects directly caused by improper installation, including but not limited to:

- Flashing failure at valleys, penetrations, or transitions
- Improper nailing pattern or fastener placement
- Inadequate ventilation installation
- Starter strip or ridge cap installation errors
- Underlayment installation defects
- Leak barrier installation defects
- Other: \_\_\_\_\_

## **SECTION 7: WHAT IS NOT COVERED**

This warranty does not cover damage or failure caused by any of the following:

- Acts of nature, including wind, hail, ice, snow, lightning, or storm damage
- Damage resulting from foot traffic or improper use of the roof surface
- Modifications, repairs, or alterations made by any party other than the issuing contractor
- Failure to comply with the homeowner maintenance obligations described in Section 8
- Pre-existing structural defects in the building
- Normal weathering, fading, or granule loss within manufacturer-specified tolerances
- Damage caused by fallen objects, debris, or third-party equipment
- Consequential or incidental damages, including interior water damage, personal property damage, mold remediation, or temporary relocation costs arising from excluded causes
- Other: \_\_\_\_\_

## **SECTION 8: HOMEOWNER MAINTENANCE OBLIGATIONS**

Compliance with the following maintenance requirements is a condition of this workmanship warranty. Failure to meet these obligations may reduce or void workmanship coverage at the contractor's reasonable discretion.

### **8.1 Professional Inspections**

The homeowner agrees to have the roof professionally inspected at least once every  12 months  24 months by a licensed roofing contractor. Inspection records should be retained by the homeowner and made available upon request in connection with any warranty claim.

### **8.2 Gutter and Drainage Maintenance**

The homeowner agrees to keep gutters, downspouts, and roof drainage systems clear of debris and in proper working condition. Clogged or damaged drainage that causes water backup or pooling on the roof surface is not covered under this warranty.

### **8.3 Prompt Damage Notification**

The homeowner agrees to notify the contractor in writing within a reasonable time upon discovering any damage, leaks, or defects that may affect the roof system. Failure to report known damage promptly may limit or void coverage for resulting secondary damage.

### **8.4 No Unauthorized Modifications**

The homeowner agrees not to allow any alterations, repairs, or additions to the roof system (including the installation of equipment such as HVAC units, solar panels, or satellite dishes) without prior written consent from the issuing contractor. Unauthorized modifications may void this warranty.

## **SECTION 9: CLAIM PROCESS**

To submit a warranty claim under this agreement:

1. Notify the contractor in writing at the contact information listed in Section 1 within \_\_\_\_\_ days of discovering the defect.
2. Include the following in your written notice: property address, description of the defect, date defect was first observed, and photographs if available.
3. Contractor response window: The contractor will respond within \_\_\_\_\_ business days of receiving written notice to schedule an inspection.
4. Inspection: A qualified representative will inspect the reported defect. If covered, repairs will be scheduled within \_\_\_\_\_ business days of the inspection.

5. Dispute Resolution: If the parties cannot agree on whether a defect is covered, the following process applies in order:
- Step 1 - Written Correspondence: Both parties will attempt to resolve the dispute through written communication within \_\_\_\_\_ days of the contested inspection.
  - Step 2 - Mediation: If written correspondence does not resolve the dispute, either party may request mediation through a mutually agreed-upon mediator. Costs of mediation shall be split equally between the parties.
  - Step 3 - Binding Arbitration: If mediation does not produce a resolution, the dispute shall be submitted to binding arbitration in accordance with the rules of the American Arbitration Association. The arbitrator's decision shall be final and enforceable in a court of competent jurisdiction.

## **SECTION 10: GENERAL CONDITIONS**

### 10.1 Limitation of Liability

The contractor's total liability under this warranty shall not exceed the original contract price for the work performed at the property described in Section 2. In no event shall the contractor be liable for consequential, incidental, or indirect damages arising from defects in workmanship, including but not limited to interior water damage, personal property damage, mold remediation costs, or temporary relocation expenses. The contractor's sole obligation under this warranty is the repair or replacement of defective workmanship as described in Section 6.

### 10.2 Code Compliance

All work covered by this warranty was performed in accordance with applicable local building codes and manufacturer installation specifications in effect at the time of installation.

### 10.3 Unauthorized Alterations

This warranty is void if the roof system has been altered or repaired by any party other than the issuing contractor without prior written consent. Standard home inspections that do not involve the removal or modification of any roofing components do not void this warranty.

### 10.4 Entire Agreement

This warranty constitutes the entire warranty agreement between the parties. No verbal representations, prior agreements, or subsequent modifications alter or extend this warranty unless documented in a signed written amendment.

### 10.5 Governing Law

This warranty shall be governed by and construed in accordance with the laws of the State of \_\_\_\_\_. Any dispute not resolved through the process described in Section 9 shall be subject to the jurisdiction of the courts of that state.

## SECTION 11: SIGNATURES

By signing below, both parties acknowledge that they have read, understood, and agreed to all terms and conditions of this warranty, including the homeowner maintenance obligations in Section 8.

### CONTRACTOR

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

### CUSTOMER

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

A copy of this completed warranty document has been provided to the customer.

Contractor copy retained on file:  Yes

This template is provided for informational purposes. It does not constitute legal advice. Contractors are encouraged to have this document reviewed by a licensed attorney familiar with the warranty and contractor laws in their state.

Template provided by [Zuper](#) — the AI-powered roofing CRM built to connect warranty documentation to your full job lifecycle.

Template Rev. Date: \_\_\_\_\_