

MARKETING PACKAGE

100 Mcneal Dr Se, Marietta, GA 30060

PRESENTED BY

Chad Schernikau

OFFER SHEET INSTRUCTIONS

Thank you for your interest in our listing. In order for your offer to be received in a timely manner, please see below for instructions on how to submit your offer.

1. Send all offers to: Chad@totalatlantagroup.com
2. Title your email: OFFER-Property Address
3. Send one document including the **Disclosures, Pre-Approval letter or Proof of Funds, and commission agreement**- do not send through dotloop, Remine, etc – just in one PDF file.
4. The seller's name is **Brook Barrett-Sargent**
5. Total commission: **5.5%**
6. Buyer's agent commission: **2.75%**
7. Listing agent information:

Preferred closing Attorney: Meredith Shearer & Associates, LLC – Gillen Joachim – 678-265-8078

- Keller Williams Realty Cityside
- Chad Schernikau
- LIC# 281645
- Phone number – 678-570-8123
- Listing agent fax # – 678-302-0839
- Email – Chad@totalatlantagroup.com
- Realtor membership – ARA
- Broker address – 3350 Atlanta Road Smyrna, GA 30080
- Broker phone # - 770-874-6200
- Broker fax # - 770-874-6300
- MLS office Code – KWSV01
- Broker Firm license # - H-46186

All disclosures can be found in the MLS Listing, if not there, please contact me. If you have any questions, please feel free to call me.

UTILITIES INFORMATION SHEET



Cobb EMC	(770) 429-2100
Georgia Power	(888) 660-5890
Central Georgia EMC	(770) 775-7857
Greystone Power	(770) 942-6576
Walton EMC	(770) 972-2917
Snapping Shoals EMC	(770) 786-3484
Sawnee EMC	(770) 887-2363
Amicalola EMC	(706) 253-5200

Jackson EMC	(800) 462-3691
Coweta-Fayette EMC	(770) 502-0226
City of Fairburn	(770) 969-3481
City of Marietta	(770) 794-5150
City of Lawrenceville	(770) 963-2414
City of Norcross	(770) 448-2122
City of East Point	(404) 270-7010
Other:	_____



Gas Provider	(888) 571-2345
Atlanta Gas Light	(800) 427-5463
Georgia Natural Gas	(770) 994-1946
Austell Gas	(888) 258-5897

Gas South	(770) 948-1841
Scana Energy	(866) 762-6427
City of Lawrenceville	(770) 963-3332
Other:	_____



Waste Management	(404) 794-6707
Marietta Power	(770) 794-5581
Waste Pro	(770) 777-1447
Republic Services	(404) 693-9200
Advanced Disposal	(678) 495-0058
Red Oak	(770) 536-7868
Cycle Works Sanitation	(770) 592-1515
Dekalb County	(404) 294-2900
Gwinnett County	(678) 376-6700
City of Acworth	(770) 917-8903

City of Buford	(770) 889-4600
City of Atlanta	(404) 330-6240
City of Alpharetta	(678) 297-6060
City of Kennesaw	(770) 424-8274
City of Roswell	(770) 641-3759
City of Smyrna	(770) 431-2850
Trash Taxi	(770) 975-0926
American Disposal	(678) 720-0500
Included in HOA dues	
Other	_____



Cobb County	770-419-6200
Clayton County	(770) 961-2130
Cherokee County	(770) 479-1813
Fulton County	(404) 730-6830
Dekalb County	(404) 378-4475
Gwinnett County	(678) 376-6800
Forsyth County	(770) 781-2160
Henry County	(770) 957-6659
Paulding County	(770) 222-6868
City of Alpharetta	(678) 297-6000

City of Atlanta	(404) 546-0311
City of Buford	(770) 889-4600
City of Canton	(770) 704-1502
City of Gainesville	(770) 535-6878
City of Hampton	(770) 946-4306
City of Roswell	(770) 641-3759
City of Smyrna	(770) 431-2850
City of Woodstock	(770) 592-6006
Included in HOA dues	
Other:	_____



Comcast / Xfinity	(800) 266-2278
Time Warner	(678) 579-8900
AT&T / Direct TV	(877) 598-0982
Dish Network	(800) 333-3474

Hughes Net	(877) 320-7511
Charter Spectrum	(833) 694-9256
Included in HOA dues	
Other:	_____

FEATURE SHEET

A stylized silhouette of a city skyline in shades of orange and tan, featuring various building shapes and a prominent archway on the right side, positioned behind a grey header bar.

Renovations, Updates, and Upgrades :

- New roof
- New interior paint
- Updated bathrooms
- Hardwood floors

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS IN PURCHASE AND SALE TRANSACTIONS ("LEAD-BASED PAINT EXHIBIT")

EXHIBIT " _____ "



2023 Printing

This Exhibit pertains to that certain Property known as: 100 Mcneal Dr Se, Marietta, Georgia 30060.

UNDER FEDERAL LAW, THIS EXHIBIT MUST BE SIGNED BY THE SELLER AND BUYER, AND THE BUYER PROVIDED WITH A COPY OF THE LEAD-BASED PAINT BROCHURE PRIOR TO THE BUYER AND SELLER ENTERING INTO A BINDING AGREEMENT. THIS AGREEMENT MUST BE FILLED OUT FOR ALL HOUSING BUILT PRIOR TO 1978.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Hazards Lead Warning Statement

Every buyer of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead paint hazard [initial (i) or (ii) below. The section not initialed shall not be part of this Exhibit]

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below):

Check box if additional pages of explanations are attached and incorporated herein.

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and Reports available to the Seller [initial (i) or (ii) below. The section not initialed shall not be part of this Exhibit]:

(i) Seller has provided the Buyer with all the available records and reports pertaining to lead-based paint and/or lead based paint hazards in the housing (list document below):

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment [initial all applicable sections below]:

(c) Buyer has received copies of all information, if any, listed above.

(d) Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*

(e) Buyer has: [initial (i) or (ii) below]:


(i) Received a ten (10) day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards (prior to Buyer being obligated under the Purchase and Sale Agreement); or

(ii) Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards (which shall not prevent Buyer from evaluating the Property for lead-based paint and lead-based paint hazards during any Due Diligence or Right to Request Repairs Period).

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Chad Schernikau IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.
Copyright© 2023 by Georgia Association of REALTORS®, Inc.


F316, Lead-Based Paint Exhibit, Page 1 of 2, 01/01/23

Agent's Acknowledgment (Agent who informed Seller of Seller's Obligations should initial).


(f)  Seller's Agent has informed the Seller of the Seller's obligations under 42 U.S.C. § 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.


1 Buyer's Signature Date

Print or Type Name


2 Buyer's Signature Date


Print or Type Name

Additional Signature Page (F267) is attached.



Buyer's Agent Signature Date

Print or Type Name

Buyer Brokerage Firm


1 Seller's Signature Date

Brook Barrett- Sargent
Print or Type Name


2 Seller's Signature Date

Print or Type Name

Additional Signature Page (F267) is attached.


Seller's Agent Signature Date

Chad Schernikau
Print or Type Name

Keller Williams Realty Cityside
Seller Brokerage Firm

All that tract or parcel of land lying and being in Land Lot 232 of the 17th District, 2nd Section, Cobb County, Georgia, being Lot 2, Block L of Labelle Park Subdivision, Section Two, Unit Four, as per plat recorded in Plat Book 29, Page 55, Cobb County, Georgia Records, which plat is incorporated herein and made a part hereof by reference subject to any right-of-way deeds or other easements of record.



NORTH ATLANTA
TemperaturePro Of North Atlanta

Brook Sargent
 100 Mcneal Drive Southeast
 Marietta, GA 30060

☎ (678) 634-1954
 ✉ brook.sargent@yahoo.com

INVOICE	#6007
SERVICE DATE	Oct 04, 2023
INVOICE DATE	Oct 04, 2023
DUE	Upon receipt
AMOUNT DUE	\$0.00

CONTACT US
 8455 Edwardton Drive
 Roswell , GA 30076

☎ (678) 888-4822
 ✉ HVACNorthAtlanta@gmail.com

INVOICE

Services	qty	unit price	amount
A/C tune up for Residential - One-time Service	1.0	\$100.00	\$100.00
Lock box code 1372 • Inspect coolant levels & pressure • Clean outdoor condenser coil • Inspect wiring, contacts, capacitors & relays • Change out 1" thick filters (thicker media filters avail for add'l charge) • Check and adjust thermostat as needed • Clear condensate drain line • Check condensate pump, add bleach tablets • Inspect condenser fan motor & blades • Inspect compressor at startup When completed you will receive a recommendation for any further maintenance or repair needs of your system.			
Completion Notes	1.0	\$0.00	
System maintenance complete. Operating normal at this time. Informed owner of leaking water in crawl space and referred a plumber.			
Total			\$100.00

Payment History

Oct 04	Wed 1:28pm	Credit Card	\$100.00
--------	------------	-------------	----------

Findlay Lifetime Warranty

Limited Warranty

Findlay Roofing warrants to you, the original owner of the roof, that Findlay Roofing will provide for repairs and/or make necessary modifications to your roof, in accordance with this warranty, should the roof develop leaks during the lifetime of the roof. Interior damages are covered for the first two years following installation.

Transferability of the Warranty

You may only transfer this warranty one time, anytime during the life of the warranty, to the purchaser of the structure on which the roof is installed. For this warranty to be transferred and for the second owner to obtain the benefits of this warranty, the second owner MUST, within 60 days after the transfer of real estate, contact Findlay Roofing and submit (1) proof of ownership for the property (2) \$250 transfer fee (unless the original owner has pre-purchased a transfer credit).

Wind Resistance

Shingles classified as "Wind Resistant" shall be resistant to wind damage, after thermal sealing has taken place. Consult your manufacturer's warranty for the wind resistant rating depending on your shingle type.

All shingles containing a strip of thermal sealing asphalt must be subjected to warm sunlight for several days before full sealing will occur. Shingles installed in the fall or winter may not seal until the following spring. Shingles which do not receive direct sunlight or which are not exposed to adequate surface temperatures may never seal. This is the nature of shingles, and failure to seal under such circumstances is not a workmanship or manufacturing defect.

In cases where Findlay Roofing determines that thermal sealing should have occurred and did not due to a workmanship defect, Findlay Roofing will be liable only for the reasonable cost of replacing blown off shingles and the reasonable cost of manually sealing the unsealed shingles remaining on the roof.

Limitations on Coverage

This Limited Warranty does not apply to and Findlay Roofing shall not be liable for:

- (1) Interior damages as a result of a leak after the first two years following original installation date
- (2) Failure of any product used on the roof as a result of a manufacturing defect.
- (3) Specific roofing component failure beyond the manufacturer's warranty of said product (e.g. plumbing boot, power vent, ridge caps, etc.)
- (4) Damage to shingles or leaks due to causes beyond the normal use and service, including but not limited to:
 - a. Acts of God, including without limitation hail storms, hurricanes, tornadoes, fallen trees and ice damming.
 - b. Traffic on the roof or impact of falling objects.
 - c. Improper storage or misuse of the shingles.
- (5) Damage to the shingles or leaks caused by alterations made after completion of application, including but not limited to structural changes, installation of equipment on the roof, painting, or the application of cleaning solutions, coatings, or other modifications.
- (6) Damage to the shingles or leaks caused by accumulation in the gutters or on the surface of the roof of debris, naturally occurring or otherwise, including but not limited to leaves, straw, branches and pine cones.
- (7) Damage to the shingles or leaks caused by settlement of the building, buckling or cracking of the roof deck, walls, or foundation.
- (8) Variations in the color of the shingles.
- (9) Any cost incurred for repair or replacement not authorized in writing by Findlay Roofing.
- (10) Damage to the shingles or leaks due to any cause other than workmanship defects in the installation of the shingles installed by Findlay Roofing, including, but not limited to poor attic ventilation, buckling plywood and nails backing up through shingles.
- (11) Discoloration due to growth of biological agents other than algae, fungi, lichens or cyanobacteria.
- (12) Mold Exclusion - Findlay Roofing is not responsible for any mold found in the home, as there is no way to determine age of mold, nor can you determine if the mold was preexisting to a current leak.

Accessories

Accessories, (not including shingles) but not limited to skylights, plumbing boots, ridge vents (aluminum and/or high point), power ventilators and turbine vents are considered "Roof Maintenance." items. In case of these failing, Findlay Roofing's warranty for these accessories is deferred to the manufacturers' warranty or 10 years, whichever is less.

Low-Slope Roofs

For low-slope roof pitches, hereafter defined as any roof in which the pitch (rise of the roof over the run of the roof) is less than 2" in 12", Findlay Roofing recommends a long-term solution, such as modified bitumen, also known as "cold process/peel and stick" or "hot process/torchdown." However, many homeowners choose to install architectural shingles over such surfaces for aesthetic reasons. Findlay Roofing does not recommend the installation of these shingles on low-slope surfaces as leaks may occur. In such cases, where these shingles are chosen instead of modified bitumen offered, Findlay Roofing warrants that particular slope against leaks for a maximum period of five (5) years from date of installation.

Findlay Roofing as Subcontractor

In cases where Findlay Roofing acts as "subcontractor" for another Contractor or General Contractor, and when in such cases the Contractor's warranty is shorter than that of Findlay Roofing's, the Contractor's warranty supersedes any and all warranties from Findlay Roofing, and the warranty is equivalent to the Contractor's warranty.

ANY IMPLIED WARRANTY, INCLUDING WARRANTY OF FITNESS FOR A PARTICULAR USE OR PURPOSE, AND WARRANTY OF MERCHANTABILITY, IS LIMITED IN DURATION TO THE EXPRESS WARRANTY PROVIDED HEREIN, UNLESS A SHORTER PERIOD IS PERMITTED BY LAW. FINDLAY ROOFING SHALL NOT BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL OR INDIRECT DAMAGES, INCLUDING ATTORNEYS' FEES OR FOR DAMAGE TO THE BUILDING, ITS CONTENTS OR ITS OCCUPANTS. THIS WARRANTY CONTAINS ALL OF THE PROVISIONS OF YOUR REMEDIES FROM FINDLAY ROOFING.

FINDLAY ROOFING'S LIABILITY IS LIMITED TO THE PROVISIONS OF THIS WARRANTY, WHETHER ANY CLAIM AGAINST IT IS BASED UPON STRICT LIABILITY, NEGLIGENCE, BREACH OF WARRANTY OR ANY OTHER THEORY OR CAUSE OF ACTION.

Replacement Shingle Variations

Because shingles manufacturers may discontinue or modify any of their shingles, including the color thereof, without notice to the Consumer, Findlay Roofing shall not be liable to the Consumer as a result of any such discontinuance or modification, nor shall Findlay Roofing be liable in the event replacement of shingles may vary in color in comparison to the original shingles as a result of normal weathering. If Findlay Roofing replaces any shingles under this Limited Warranty, it may substitute shingles designated by Findlay Roofing to be of comparable quality or price range in the event the original shingles purchased are no longer available.

Notification of Claims

Claims pursuant to this Limited Warranty must be submitted to Findlay Roofing by calling 770-516-5806. The Customer should provide proof-of-purchase of the roof (invoice and proposal) and application date upon request by Findlay Roofing. Homeowner must report leaks to Findlay Roofing within 48 hours of discovery of leak. Upon inspection, should a leak be determined to be as result of something other than the roof, the homeowner shall be obligated to pay \$125.00 for services rendered. In the event a Findlay Roofing technician determines that the problem/cause is not related to the roof the homeowner shall be obligated to pay \$125.00 for services rendered. Any unpaid fees will nullify the existing Labor warranty.

If you make a claim under this warranty that results in a repair of your roof, this warranty will be unaffected, as long as the repair is done by Findlay Roofing, and will continue to provide you with coverage on your entire roofing system. However, if you make a claim that results in your entire roofing system being removed and replaced, this warranty will be void. At that time you will be eligible to purchase a new Findlay Lifetime Warranty. ANY REPAIR PERFORMED NOT BY FINDLAY ROOFING WILL VOID THIS WARRANTY.

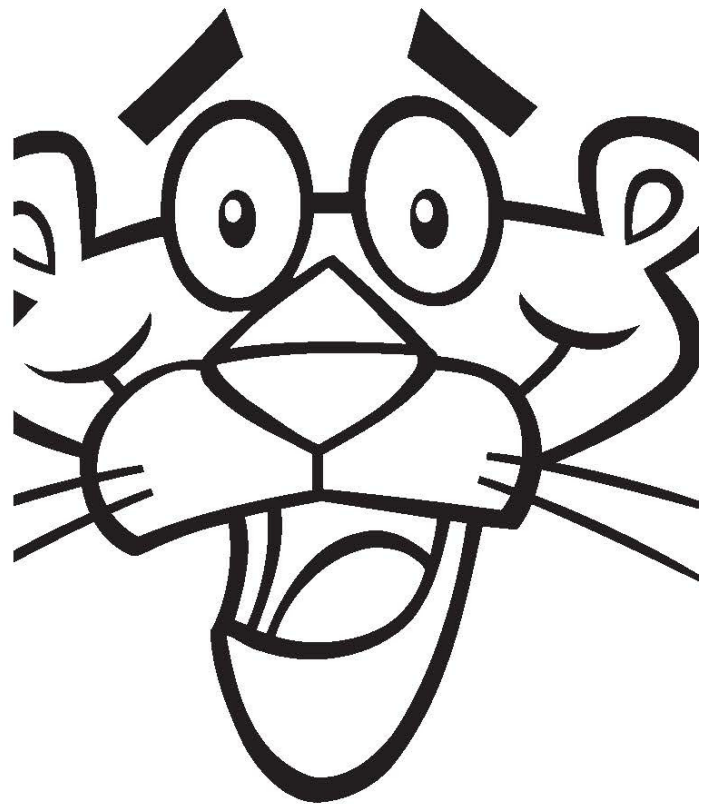
Modification of this Limited Warranty

This Limited Warranty may not be changed or modified. This Limited Warranty gives you specific legal rights and you may also have other rights which vary from county to county.



Standard Product Limited Warranty

on Roofing Shingles



**OWENS CORNING
ROOFING AND ASPHALT, LLC**
ONE OWENS CORNING PARKWAY
TOLEDO, OHIO, USA 43659
1-800-GET-PINK®
www.owenscorning.com/roofing



Pub. No. 10013920-G. Printed in U.S.A. July 2014. THE PINK PANTHER™&©1964–2014 Metro-Goldwyn-Mayer Studios Inc. All Rights Reserved. The color PINK is a registered trademark of Owens Corning. © 2014 Owens Corning. All Rights Reserved.



Standard Product Limited Warranty on Roofing Shingles.

Limitations on the transferability of this warranty are set forth herein.

Introduction

Thank you for your recent purchase of Owens Corning™ roofing shingles manufactured by Owens Corning Roofing and Asphalt, LLC ("Owens Corning"). We believe we manufacture the highest quality and most attractive shingles available anywhere, and that is why we stand behind them with one of the best warranties in the industry. We have attempted to write this warranty in clear, plain-English terms, including the limitations and restrictions, so you will fully understand the warranty we are making to you. However, the terms contained herein are subject to change without notice. If anything in this warranty is not clear to you, please call us at 1-800-ROOFING or visit our Web site at www.owenscorning.com/roofing.

Who Is Covered

Your property must be located in the United States or Canada and you must be the original consumer purchaser (i.e., the property owner, not the installer or contractor), or the first transferee from the original consumer purchaser (Owner) of one of our shingle products listed in the chart at the end of this warranty, you are entitled to the benefits of this warranty.

What Is Covered

We warrant that your Owens Corning™ shingles are free from any manufacturing defects which materially affect their performance on your roof during the Tru PROtection® coverage period or that cause leaks for the balance of the applicable warranty period.

How Long Are You Covered

The length of your warranty depends on the type of Owens Corning™ shingles you purchased. See the chart at the end of this warranty for the specific warranty period that applies to your shingles.

- 1. Tru PROtection® Coverage Period**—During the Tru PROtection coverage period of this warranty, Owens Corning will, at its option and subject to certain limitations, compensate you to either repair, replace or recover shingles Owens Corning determines are defective. The compensation provided by Owens Corning is limited to the cost of replacing Owens Corning™ shingles and the labor directly required to repair, replace or recover such defective shingles as reasonably determined by Owens Corning. Our compensation will not cover any underlayment, metalwork, flashings or other related work, and we will not cover the cost to remove or dispose of your shingles. The Tru PROtection coverage period does not apply to Wind and Algae coverage. Please see "What About Wind Resistance" and "What About Algae Resistance" portions of this warranty for applicable coverage.
- 2. Prorated Period**—Once the Tru PROtection coverage period for the Owens Corning™ shingles purchased has expired, the prorated period will begin. Owens Corning™ shingles will be covered, but labor will not be covered during the prorated period, and we will take into account the number of years of use you have enjoyed from the original installation date through the date of your claim, and reduce the amount of our compensation to you accordingly. That is, we will prorate the amount of our compensation to you through the date of your claim for any manufacturing defects that cause leaks for the balance of the applicable warranty period. For example: If you have a twenty-five (25) year warranty and you make your claim anytime in the fifteenth (15th) year of the warranty, our compensation to you will be reduced by 14/25ths of the Owens Corning™ shingle cost at the time of purchase. For lifetime shingle coverage (for as long as owner owns home), see the "Limited Lifetime^A Shingle Proration^A Table".
- 3. Other Types of Structures**—The coverage for all Owens Corning™ shingles offered by this warranty applies only to single family detached homes. In the instance of shingles purchased or installed upon property owned by, for example, corporations, governmental agencies, partnerships, trusts, religious organizations, schools, condominiums or cooperative housing arrangements, or installed on

apartment buildings or any other type of building or premises not used by individual homeowners as their residence, the warranty period for lifetime shingles will be forty (40) years from the original installation date of the shingles, and the Tru PROtection coverage period will be five (5) years. For lifetime shingle coverage (for as long as owner owns home), see the "Limited Lifetime^A Shingle Proration^A Table".

Limited Lifetime^A Shingle Proration^A Table

Structure/Owner	Tru PROtection® Period Years 1-10	Prorated Period Years 11-40	Prorated Period Years 41 and Beyond
Single family detached home owned by individuals	100%	80% reduced by 2% every year thereafter until year 40	20%
Structure/Owner	Years 1-5	Years 6-40	Years 41 and Beyond
Any other types of structures or owners	100%	87.5% reduced by 2.5% every year thereafter until year 40	No coverage

^A For as long as owner owns home.

- 4. Exceptions**—At all times, Owens Corning's obligation of compensation for repair, replacement, or prorated portion of the original purchase price of the defective shingles is subject to certain limitations. Owens Corning will not provide compensation for any underlayment, metalwork, flashings or other related work, and we will not compensate for the cost to remove or dispose of your shingles.
- 5. What About Wind Resistance**—Your shingles contain asphalt sealant that requires direct warm sunlight for several days (Thermal Sealing) in order to seal properly. If your shingles are installed during a period of cool weather, they may not adequately seal until the season changes or the weather warms, and if your shingles never receive direct sunlight or are not exposed to adequate surface temperatures, they may never achieve Thermal Sealing. Prior to Thermal Sealing, your shingles are more vulnerable to blow-offs and wind damage. This is the fundamental nature of shingles and not a manufacturing defect, and we are not responsible for any blow-offs or wind damage that may occur prior to Thermal Sealing having occurred. After your shingles have achieved Thermal Sealing, however, they will be covered under this warranty if they experience blow-offs or wind damage in winds up to the levels listed in the chart at the end of this warranty. HOWEVER, THE COVERAGE AGAINST SHINGLE BLOW-OFFS OR WIND DAMAGE IS IN EFFECT FOR A PERIOD OF FIFTEEN (15) YEARS FOR LIFETIME SHINGLES AND FIVE (5) YEARS FOR ALL OTHER SHINGLES FROM THE ORIGINAL DATE OF INSTALLATION. Owens Corning will be liable only for the reasonable cost of replacing blown-off shingles (to include material and labor during the applicable Tru PROtection warranty period) and the reasonable cost of manually sealing the unsealed shingles remaining on the roof. Please refer to the "Transferability of This Warranty" below for applicable transfer coverage.
- 6. What About Algae Resistance**—If the shingles that you purchased were not specifically labeled as "Algae Resistant" (AR), then any discoloration caused due to algae is not covered by this warranty as explained in the section below, "What Is Not Covered". However, if you did purchase AR shingles, they are covered for the period described in the chart at the end of this warranty (prorated after the first year) following the date of installation ("AR Warranty Period") against brown-black staining caused due to growth of blue-green algae (primarily the cyanobacteria Gloeocapsa magma). We do not cover the effects of other growth such as mold, lichen and green algae. If brown-black staining occurs during the AR Warranty Period, you will be entitled to the following remedy:
 - A. Remedy for Blue-Green Algae Growth**—If your AR shingles are discolored due to blue-green algae growth during the first year of the AR Warranty Period, we will cover the cost, including labor (such cost not to exceed the initial cost of the AR shingles plus the initial cost of installation), as reasonably determined

by Owens Corning, to repair, replace or recover the affected AR shingles, subject to certain limitations. We will not cover any underlayment, metalwork, flashings or other related work, and we will not cover the cost to tear off or dispose of your AR shingles. For purposes of this AR shingle warranty, the term "repair" as used above refers to cleaning or otherwise removing any blue-green algae growth from affected AR shingles. Decisions regarding whether your AR shingles should be repaired, replaced or recovered will be made solely by Owens Corning.

B. Proration—If your AR shingles have been installed longer than one (1) year, labor will not be covered and we will prorate your Compensation to take into account the number of full years of use that you have enjoyed from the original installation date through the date of your claim. For example: If you make your claim anytime in the fourth (4th) year of the AR warranty and the AR warranty length is ten (10) years, our Compensation to you will be reduced by 3/10ths of the reasonable material cost of the affected Owens Corning™ AR shingles (such cost not to exceed 7/10ths of the cost at time of purchase of the Owens Corning™ AR shingles).

Transferability of This Warranty (Note: Based on Original Installation Date)

You can transfer this warranty one (1) time, anytime during the life of the warranty. For this warranty to be transferred, the new Owner must contact 1-800-ROOFING within sixty (60) days after the date of the real estate transfer to obtain the benefits of this warranty. Proof of purchase of the Owens Corning™ shingles and the installation date must be submitted at the same time. If the transfer takes place within the *Tru PROtection* Nonprorated period (see **"Limited Warranty Information Table"**), the second Owner is entitled to the same coverage as the original Owner. If the transfer occurs after the *Tru PROtection* Nonprorated period (see **"Limited Warranty Information Table"**), the balance of this warranty shall be reduced to a two (2) year period after the date of ownership change. If there is a manufacturing defect that causes leaks during this two (2) year period, our compensation to the second Owner will be based only on the reasonable cost of replacement shingles reduced by the amount of use the second (2nd) Owner and the original Owner have enjoyed from the original installation date through the date of your claim. The AR Warranty Period and Wind Warranty Period are fully transferrable. The second Owner will receive the balance of the coverage outlined in the **"Limited Warranty Information Table"** based upon the original installation date.

What Is Not Covered

Our warranty does not cover damage to the Owens Corning™ shingles due to any cause not expressly covered herein. After our shingles leave our manufacturing facility, they are subjected to conditions and handling beyond our control that could affect their performance. This warranty does not cover any problems with nondefective shingles caused by conditions or handling beyond our control. Some examples of conditions not covered by this warranty include:

1. Acts of God, such as hail, strong storms (hurricanes) or winds over the maximum windspeed listed in the chart at the end of this warranty, or ice damming above the area covered by leak barriers or flashings.
2. Damage to or failure of the shingles as a result of damage to or the failure of the underlying roofing structure.
3. Foot traffic on your roof or damage caused by object(s) (e.g., tree branches) falling on your roof.
4. Improper or faulty installation of your shingles—installation must be in accordance with our written installation instructions and comply with local building codes.
5. Shading, or variations in the color of your shingles, or discoloration caused due to algae, fungi, lichen or cyanobacteria (unless covered under the section **"What About Algae Resistance"** above).
6. Inadequate ventilation or roof drainage. Some exceptions may apply. If you have questions, please contact us at 1-800-ROOFING.

7. Settlement of the structure of your property or buckling or cracking of the deck over which your shingles are installed.
8. Leaks caused by pre-existing conditions, structural failures(s) or damaged area(s) on or near the roof which are not part of the Roofing System such as chimneys that have loose or cracked mortar, skylight seams, or soil pipe boots allowing water to enter the structure or Roofing System.
9. Damage to the shingles caused by alterations made after completion of application, including structural changes, equipment installation, power washing, painting or the application of cleaning solutions, coatings, or other modifications.
10. Improper storage, handling or other conditions beyond our control.
11. Damages caused by, or the cost to repair or replace, any non-Owens Corning™ shingles.
12. Improperly designed or installed gutter or downspout systems.
13. Any costs that you incur which are not authorized in advance by Owens Corning.

Replacement Shingle Variations

As a result of our ongoing efforts to improve and enhance our shingle product line, we must reserve the right to discontinue or modify our shingles, including their colors. We are not liable to you if you make a warranty claim in the future and any replacement shingles you receive vary in color either because of normal weathering or changes in our product line. You should understand that if we replace any of your shingles under this warranty, we reserve the right to provide you with substitute shingles that are comparable only in quality and price to your original shingles.

Compensation

Under the terms of this Limited Warranty on Roofing Shingles, the manner of Compensation is at Owens Corning's sole discretion and may be issued in the form of cash settlement and/or material credit for Owens Corning™ Products to an existing supplier of Owens Corning™ Roofing materials. All costs must be pre-approved by Owens Corning. Note: The prorated material cost will be determined by the cost of the shingles at the original time of purchase.

No Modifications to this Warranty

This warranty may not be changed or modified. No one, including any representative or employee of Owens Corning and any representative or employee of a contractor or installer has authority to assume any additional liability or responsibility for Owens Corning or in any way modify or change this warranty.

Claims Process

To make a claim under this warranty, you need to do so within thirty (30) days after you discover the problem. Just call us at 1-800-ROOFING or visit us at: <http://www.owenscorning.com/roofing>. To fully evaluate your claim, we may ask you to provide, at your expense, pictures of your shingles and/or shingle samples for us to test. If you have any questions, do not hesitate to call 1-800-ROOFING or visit our Web site at www.owenscorning.com/roofing.

Limitations

THIS WARRANTY IS EXCLUSIVE AND REPLACES ALL OTHER WARRANTIES, CONDITIONS, REPRESENTATIONS AND GUARANTEES, WHETHER EXPRESS OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, WHETHER BY STATUTE, AT LAW OR IN EQUITY AND IS LIMITED IN LENGTH TO THE EXPRESS WARRANTY PROVIDED ABOVE UNLESS A SHORTER PERIOD IS PERMITTED BY LAW.

THIS WRITTEN WARRANTY IS YOUR EXCLUSIVE WARRANTY FROM OWENS CORNING AND REPRESENTS THE SOLE REMEDY TO ANY OWNER OF OWENS CORNING™ SHINGLES. OWENS CORNING MAKES NO OTHER REPRESENTATIONS, WARRANTIES OR GUARANTEES OF ANY KIND OTHER THAN THOSE STATED EXPLICITLY HEREIN.

by Owens Corning, to repair, replace or recover the affected AR shingles, subject to certain limitations. We will not cover any underlayment, metalwork, flashings or other related work, and we will not cover the cost to tear off or dispose of your AR shingles. For purposes of this AR shingle warranty, the term "repair" as used above refers to cleaning or otherwise removing any blue-green algae growth from affected AR shingles. Decisions regarding whether your AR shingles should be repaired, replaced or recovered will be made solely by Owens Corning.

B. Proration—If your AR shingles have been installed longer than one (1) year, labor will not be covered and we will prorate your Compensation to take into account the number of full years of use that you have enjoyed from the original installation date through the date of your claim. For example: If you make your claim anytime in the fourth (4th) year of the AR warranty and the AR warranty length is ten (10) years, our Compensation to you will be reduced by 3/10ths of the reasonable material cost of the affected Owens Corning™ AR shingles (such cost not to exceed 7/10ths of the cost at time of purchase of the Owens Corning™ AR shingles).

Transferability of This Warranty (Note: Based on Original Installation Date)

You can transfer this warranty one (1) time, anytime during the life of the warranty. For this warranty to be transferred, the new Owner must contact 1-800-ROOFING within sixty (60) days after the date of the real estate transfer to obtain the benefits of this warranty. Proof of purchase of the Owens Corning™ shingles and the installation date must be submitted at the same time. If the transfer takes place within the *Tru PROtection* Nonprorated period (see "Limited Warranty Information Table"), the second Owner is entitled to the same coverage as the original Owner. If the transfer occurs after the *Tru PROtection* Nonprorated period (see "Limited Warranty Information Table"), the balance of this warranty shall be reduced to a two (2) year period after the date of ownership change. If there is a manufacturing defect that causes leaks during this two (2) year period, our compensation to the second Owner will be based only on the reasonable cost of replacement shingles reduced by the amount of use the second (2nd) Owner and the original Owner have enjoyed from the original installation date through the date of your claim. The AR Warranty Period and Wind Warranty Period are fully transferrable. The second Owner will receive the balance of the coverage outlined in the "Limited Warranty Information Table" based upon the original installation date.

What Is Not Covered

Our warranty does not cover damage to the Owens Corning™ shingles due to any cause not expressly covered herein. After our shingles leave our manufacturing facility, they are subjected to conditions and handling beyond our control that could affect their performance. This warranty does not cover any problems with nondefective shingles caused by conditions or handling beyond our control. Some examples of conditions not covered by this warranty include:

1. Acts of God, such as hail, strong storms (hurricanes) or winds over the maximum windspeed listed in the chart at the end of this warranty, or ice damming above the area covered by leak barriers or flashings.
2. Damage to or failure of the shingles as a result of damage to or the failure of the underlying roofing structure.
3. Foot traffic on your roof or damage caused by object(s) (e.g., tree branches) falling on your roof.
4. Improper or faulty installation of your shingles—installation must be in accordance with our written installation instructions and comply with local building codes.
5. Shading, or variations in the color of your shingles, or discoloration caused due to algae, fungi, lichen or cyanobacteria (unless covered under the section "What About Algae Resistance" above).
6. Inadequate ventilation or roof drainage. Some exceptions may apply. If you have questions, please contact us at 1-800-ROOFING.

7. Settlement of the structure of your property or buckling or cracking of the deck over which your shingles are installed.
8. Leaks caused by pre-existing conditions, structural failures(s) or damaged area(s) on or near the roof which are not part of the Roofing System such as chimneys that have loose or cracked mortar, skylight seams, or soil pipe boots allowing water to enter the structure or Roofing System.
9. Damage to the shingles caused by alterations made after completion of application, including structural changes, equipment installation, power washing, painting or the application of cleaning solutions, coatings, or other modifications.
10. Improper storage, handling or other conditions beyond our control.
11. Damages caused by, or the cost to repair or replace, any non-Owens Corning™ shingles.
12. Improperly designed or installed gutter or downspout systems.
13. Any costs that you incur which are not authorized in advance by Owens Corning.

Replacement Shingle Variations

As a result of our ongoing efforts to improve and enhance our shingle product line, we must reserve the right to discontinue or modify our shingles, including their colors. We are not liable to you if you make a warranty claim in the future and any replacement shingles you receive vary in color either because of normal weathering or changes in our product line. You should understand that if we replace any of your shingles under this warranty, we reserve the right to provide you with substitute shingles that are comparable only in quality and price to your original shingles.

Compensation

Under the terms of this Limited Warranty on Roofing Shingles, the manner of Compensation is at Owens Corning's sole discretion and may be issued in the form of cash settlement and/or material credit for Owens Corning™ Products to an existing supplier of Owens Corning™ Roofing materials. All costs must be pre-approved by Owens Corning. Note: The prorated material cost will be determined by the cost of the shingles at the original time of purchase.

No Modifications to this Warranty

This warranty may not be changed or modified. No one, including any representative or employee of Owens Corning and any representative or employee of a contractor or installer has authority to assume any additional liability or responsibility for Owens Corning or in any way modify or change this warranty.

Claims Process

To make a claim under this warranty, you need to do so within thirty (30) days after you discover the problem. Just call us at 1-800-ROOFING or visit us at: <http://www.owenscorning.com/roofing>. To fully evaluate your claim, we may ask you to provide, at your expense, pictures of your shingles and/or shingle samples for us to test. If you have any questions, do not hesitate to call 1-800-ROOFING or visit our Web site at www.owenscorning.com/roofing.

Limitations

THIS WARRANTY IS EXCLUSIVE AND REPLACES ALL OTHER WARRANTIES, CONDITIONS, REPRESENTATIONS AND GUARANTEES, WHETHER EXPRESS OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, WHETHER BY STATUTE, AT LAW OR IN EQUITY AND IS LIMITED IN LENGTH TO THE EXPRESS WARRANTY PROVIDED ABOVE UNLESS A SHORTER PERIOD IS PERMITTED BY LAW.

THIS WRITTEN WARRANTY IS YOUR EXCLUSIVE WARRANTY FROM OWENS CORNING AND REPRESENTS THE SOLE REMEDY TO ANY OWNER OF OWENS CORNING™ SHINGLES. OWENS CORNING MAKES NO OTHER REPRESENTATIONS, WARRANTIES OR GUARANTEES OF ANY KIND OTHER THAN THOSE STATED EXPLICITLY HEREIN.

PUBLICATION DATE: July 1, 2014

YOUR REMEDY FOR DEFECTIVE SHINGLES IS FULLY DESCRIBED IN THE PRECEDING SECTION, **"HOW LONG ARE YOU COVERED"**. YOU ARE NOT ENTITLED TO ANYTHING MORE THAN WHAT IS DESCRIBED IN THAT SECTION UNLESS OTHERWISE COVERED BY AN OPTIONAL OWENS CORNING™ ENHANCED WARRANTY. WE ARE NOT RESPONSIBLE FOR ANY INCIDENTAL, CONSEQUENTIAL, SPECIAL, PUNITIVE, OR OTHER DAMAGES OF ANY KIND INCLUDING DAMAGE TO YOUR STRUCTURE OR TO YOUR STRUCTURE'S CONTENTS WHETHER FOR BREACH OF THIS WARRANTY, NEGLIGENCE, STRICT LIABILITY OR OTHER CLAIMS DERIVED IN TORT OR FOR ANY OTHER CAUSE.

Some states or provinces do not allow limitations on how long an implied warranty lasts and/or do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you. To the extent that this warranty is inconsistent with local law, this warranty shall be deemed modified to be consistent with such local law. This warranty gives you specific legal rights and you may also have other rights which vary from state to state or province to province.

FOR CANADA ONLY – The terms in this warranty, except to the extent lawfully permitted, do not exclude, restrict, or modify but are in addition to any provincial laws.

Limited Warranty Information Table

	Warranty Length	TruPRotectio [®] Nonprorated Period	Wind Warranty Protection	Wind Warranty Length	Algae ¹ Warranty Length
Berkshire ^{®†}	Lifetime ^Δ	10 YRS	110/130 MPH ^{***}	15 YRS	15 YRS
Devonshire [™]	Lifetime ^Δ	10 YRS	130 MPH	15 YRS	10 YRS
Woodmoor [®]	Lifetime ^Δ	10 YRS	110/130 MPH ^{***}	15 YRS	10 YRS
Woodcrest [®]	Lifetime ^Δ	10 YRS	110/130 MPH ^{***}	15 YRS	10 YRS
WeatherGuard [®] HP ^{†††}	Lifetime ^Δ	10 YRS	110/130 MPH ^{***}	15 YRS	10 YRS
Duration [®] Series ^{††}	Lifetime ^Δ	10 YRS	130 MPH	15 YRS	10 YRS
Oakridge ^{®†††}	Lifetime ^Δ	10 YRS	110/130 MPH ^{***}	15 YRS	10 YRS
Supreme [®]	25 YRS	5 YRS	60 MPH	5 YRS	10 YRS
Classic [®]	20 YRS	3 YRS	60 MPH	5 YRS	

^ΔFor as long as owner owns home.

NOTE: When properly installed, Owens Corning™ Hip & Ridge shingle warranty terms will match with the corresponding roofing shingle. (See specific Owens Corning™ Hip & Ridge shingle installation instructions for details.)

[†] Berkshire[®] Hip & Ridge is required for 15-year Algae Resistance Limited Warranty.

^{††} Includes TruDefinition[®] Duration[®], TruDefinition[®] Duration STORM^{®‡}

TruDefinition[®] Duration Designer Colors Collection, TruDefinition[®] Duration MAX[®], Duration[®] Premium Cool and Duration[®] Premium shingles.

^{†††} Includes TruDefinition[®] WeatherGuard[®] HP, and TruDefinition[®] Oakridge[®] shingles.

[‡] WeatherGuard[®] HP Shingles require WeatherGuard[®] HP Hip & Ridge Shingles and TruDefinition[®] Duration STORM[®] Shingles require ProEdge STORM[®] Hip & Ridge Shingles to complete a UL 2218, Class IV impact-resistant roof system.

^{**} 110 MPH is standard with 4-nail application. 130 MPH is applicable only with 6-nail application in accordance with installation instructions.

^{***} 110 MPH is standard with 4-nail application. 130 MPH is applicable only with 6-nail application and Owens Corning™ Starter Shingle products application along eaves and rakes in accordance with installation instructions.

^Δ Proration is calculated annually based on the original installation date. There are no partial year prorations.

¹ AR is available regionally. Visit www.owenscorning.com/roofing for availability in your zip code.

Name of Contractor _____ Date of Installation _____

Address _____

City _____ State _____ ZIP _____

Phone Number _____



Warranty Registration & Transfer Information

TO REGISTER THIS WARRANTY:

Visit our website at:

<http://www.owenscorning.com/Roofing/Warranty-101>

Click on Register a Standard Product Limited Warranty

The following information is required for registration:

Original Installation Date _____

Original Purchaser's Name _____

Owens Corning™ Shingle Name/Color Installed _____

Number of Squares Installed (3 bundles = 1 square) _____

Address of Property _____

Note: Please retain proof of purchase and installation date with your important records in the event that you choose to transfer this warranty in the future, or upload these documents as you register this warranty online.

TO TRANSFER THIS WARRANTY:

Contact 1-800-ROOFING

For this warranty to be transferred, the new Owner must contact 1-800-ROOFING within sixty (60) days after the date of the real estate transfer to obtain the benefits of this warranty. Proof of purchase of the Owens Corning™ shingles and the installation date must be submitted at the same time.

For more information, call 1-800-GET-PINK[®] or visit our website at: www.owenscorning.com/roofing.

©2014 Owens Corning. All Rights Reserved.

