



15 YEAR LIMITED MATERIAL & LABOR WARRANTY



Warranty No. 15.01032
Building Name: Marina Village
Building Address: 540 S Banana River Drive
Building City/State/Zip: Merritt Island FL 32952
Owner's Name: Marina Village Condo Association
Warranted Area: Sq. Ft. 14,534 Linear Ft. _____

Products (s) Used: 670HS | 406 | 502MS
Contractor's Name: Laneuville Roofing LLC
Contractor's Address: 2268 Sarno Road
Contractor's City/State/Zip: Melbourne FL 32935
Warranty Start Date (substantial completion): 07/04/2025

KARNAK SOUTH, INC.

("KARNAK") warrants to the building owner ("Owner") that the KARNAK Karna-Sil Silicone Coating System ("the System") applied at the above building is free from manufacturing defects. For the entire term of the Warranty, KARNAK agrees to provide sufficient material and necessary labor at no charge to repair or replace any KARNAK product proven to be defective subject to the following terms, conditions and limitations:

TERMS AND CONDITIONS:

1. Application of the System must be performed by the roofing contractor named above ("Contractor").
2. The Contractor agrees to provide all labor to repair defects reported in years one (1) through two (2) from the date of the KARNAK Warranty Authorization below.
3. The job conditions, surface preparation, design and application must be in accordance with KARNAK's current published application instructions and recognized industry standards.
4. During the term of the Warranty, KARNAK shall have unrestricted access to the roof for inspection upon reasonable notice.
5. Owner shall provide KARNAK with written notice by certified or overnight mail at the below address of any claim under this Warranty within ten business (10) days of the date that leak(s) are or should have been discovered.
6. KARNAK shall have no liability under this Warranty until all bills for installation, supplies and service have been paid in full to KARNAK, the supplier and the Contractor.
7. Owner shall maintain the roof in accordance with KARNAK's written Care & Maintenance Guidelines, which are specifically incorporated by reference, including bi-annual maintenance measures.
8. The terms and conditions hereof are not waived by KARNAK's inspection before or after completion of the System, nor shall the issuance of this Warranty constitute approval of the design, plan or specifications of the roofing structure.
9. This Warranty is transferable one time only upon (a) KARNAK's receipt of written notice sixty (60) days prior to sale; (b) correction of any issues with the System identified by KARNAK's inspection; (c) compliance with KARNAK's warranty transfer instructions; and (d) payment of warranty transfer fee.
10. Any damage or failures due to defects caused in whole or in part by the following are not covered by this Warranty.
 - a. Fire, flood, lightning, tornados, earthquakes, gale winds, hail, hurricanes, sink-holes or similar natural causes.
 - b. Alterations, additions or installation of structures, fixtures, equipment or utilities on or through the roof or flashings.
 - c. Excessive traffic or exposure to chemicals, materials or environmental contaminants.
 - d. Moisture in the roof prior to the application of the System or infiltration of condensation or moisture through or around walls, coping, building or surrounding materials or due to improper ventilation.
 - e. Movement or failure of material adjacent to or through the System.
 - f. Pre-existing conditions in the roof, the underlying substrate or faulty construction and/or design of the roof or roofing system.
 - g. Failure of Contractor to correct defects identified during the final inspection.
 - h. Acts of negligence, abuse, accidents, falling objects or vandalism.

DISCLAIMER OF WARRANTY AND LIMITATION OF REMEDIES

THE REMEDY STATED HEREIN IS OWNERS SOLE AND EXCLUSIVE REMEDY. KARNAK SHALL UNDER NO CIRCUMSTANCES BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES INCLUDING BUT NOT LIMITED TO LOSS OF PROFITS, DAMAGES TO THE BUILDING, OR CONTENTS, OR PERSONAL INJURY. EXCEPT AS STATED HEREIN, THERE ARE NO EXPRESS OR IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE. NO REPRESENTATIVE HAS AUTHORITY TO MAKE ANY REPRESENTATIONS OTHER THAN THOSE STATED HEREIN. **THE TOTAL LIABILITY OF KARNAK UNDER THIS WARRANTY SHALL IN NO EVENT EXCEED THE INSTALLED COST OF THE SYSTEM.**

By acceptance of this Warranty Owner certifies that he has (a) reviewed the terms of this Warranty, including KARNAK's written Care & Maintenance Guidelines; (b) agrees that any failure to fully comply with the above Terms, Conditions and Exclusions voids this Warranty; (c) reviewed and approved the scope of work provided by the Contractor and (d) accepts all risks and liabilities for the appropriateness of the System and (e) understands the Contractor is responsible for the quality control of the application. Any unresolved issues under this Warranty shall be submitted to the exclusive jurisdiction of the Courts of Union County, New Jersey and governed by New Jersey law.

KARNAK Warranty Authorization

Date: 8/4/2025

Contractor Signature: [Signature]

Date: Aug 4, 2025

KARNAK SOUTH, INC | 1010 SE 20th Street | Ft. Lauderdale, FL 33316