

KT MURPHY Elementary

19 Horton St, Stamford, CT 06902

Roofs-

Warranty until 2022

Repair Leaks

Address caulking issues

Remove stain tiles, replaced to ceiling tiles where roof leaks were prevalent

Shrink-wrap Skylight – **AE Detail** required to Repair in Summer

Mechanical systems

Service all mechanical systems

Check and replace leaky valves

Instruct for the Duct cleaning

Hire **MEP Engineer** for Auditorium (Moisture even in cupping ceiling tiles)

Mold

Remove all Mold on T&B Report

Replace with what was existing

Fire Protection

Drain system down repair leaks

Replace ceiling tiles where leaks were noticed.

Holiday Break:

Service Mechanical Units

Drain down sprinkler – Replace stain tiles @ locations

Inspect with Roofer Via Warranty

Schedule Shrinkwrap at Sky Light

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19 Horton St, Stamford, CT 06902

Roof Warranty: 10.2.2022

- * New method of summer _____ to prevent leaks to lower
- * 2X4 ceiling tiles sagging through
- * Replace thresholds, new _____, exterior doors as needed.

ROOM #:	Visual Inspection	Work Task	Level	Trade
20	20 – Steam pipe repaired and sheetrock replaced. Insulation incomplete		Monitor	
21	21 – (Closet below bathroom) Carpet removed, growth removed and repainted, maintenance fixed	Confirm Flooring addressed	Monitor	
16b	16B – Ceiling OK, uninsulated steam pipe at left side of window (not leaking).	Repair	monitor	Insulator
16a	16A – Two ½” copper pipes protrude through tile floor possibly source of leak from summer cleaning	Caulk around pipes/NO More flooding of the floors	Monitor	

18	18 – OK			
14	14 – Above ceiling inspected. Dry/no leaks/old water marks on insulation of steam pipe on far left of window dry with no growth		Monitor	
22	22 – Growth on ceiling tiles in entrance way above ceiling leaking sprinkler fitting and dripping valve	Remove/Repair/Replace	Immediate	AAIS/Sprinkler/Carp
24	24 – OK			
24a	24A – OK			
	Attic – Water staining on timber framing at hip, and vally		Monitor	Roofer /

26	26 – OK			
28	28 – Sprinkler valve leaking in entrance way/fitting in main area	Remove/Repair/Replace	Monitor	Sprinkler/Carp
29	29 – Leaking fitting on sprinkler system	Repair Leak	Monitor	Sprinkler
27	27 – Possible roof leak stained tiles (dry/no growth)		Monitor	Roofer
	3 rd Floor Boys Bathroom – Water staining on ceiling but dry. Radiator piping is rusted floor in corner needs repair	Repair/No more flooding of bathrooms	Monitor	
25	25 – Stained tiles dry, no growth architectural roof above unknown age		Monitor	Roofer

	3 rd Floor Girls Bathroom – Extensive staining on ceiling tiles dry, no growth.	Remove/Repair/Replace	Monitor	Roofer
23	23 – Entryway tiles stained, leaking sprinkler elbow. Sheetrock has water staining. Believed to be where old roof meet new rubber flat roof.	Remove/Repair/Replace		Sprinkler/Rofer
15	15 – Entryway stained tiles are dry with no growth. Sprinkler fitting leaking.	Repair		Sprinkler
17	17 – No stained ceiling tiles. Above ceiling, steam pipe had dry water stains		Monitor	
19	19 – OK			
	2 nd Floor Boys Bathroom – Steam pipe penetrating ceiling has water stain. No visible growth.	Insulation	Monitor	Insulator

36	36 – No visible mold air testing done prior			
39	39 – Old water damage to ceiling from previous bathroom leak above	Remove/Repair/Replace/ No more flooding of the floors	Monitor	Carp
38	38 – OK			
	Media Center – Assumed skylight leaking, possibly needs new flashing/caulk/glazing (contact glass and roofing contractor)	Skrinkwrap entire sky light unit repaired in summer	Immediate	Roofer
	Nurse MO3 Bathroom – Tectum panel deteriorated duct pipe disconnected		Monitor	HVAC
6	6-12 Corridor – See AOC-04			

11	Staff Room 11 – Stained tiles, dry, no growth. VAV box may be dripping. MEP contractor recommended might be connected to AOC – 04 roof issues.				HVAC SERVICE/Roofer
	CPU Lab 9A – OK				
9	9 – OK				
7	7 – OK				
5	5 – OK				
3	3 – OK				

	Teachers Room 2A – Ceiling OK. Window unit AC outdated. Needs cleaning and replacement.				
2	2 – AHU above ceiling, service MEP contractor. Duct disconnected from diffuser. No leaks or visible growth some water damaged tiles, but no visible leaks.		Monitor	Roofer/HVAC Service	
3A	3A – OK				
	Media Work Room – OK				
mc-4	MC-4 – OK				
34	34 – Water stain on ceiling no visible growth	Remove/Repair/Replace			

	Corridor in Front of Gym – Roof leak. Tectum panels stained. NEW ceiling tile is stained.	Remove/Repair/Replace		Roofer
	Stairs Down to Auditorium – Roof leak. Stained tectum panels and ceiling tiles.			
	Auditorium – No visible growth. Dehumidifiers running sewage odor. Source not found (consult plumbing contractor).			MEP ENGINEER/Service units



K T MURPHY ELEMENTARY SCHOOL

City of Stamford

digital orthophotography - flight date April 1998
parcel lines under revision



1:1200

Map printed 2/17/2002





Johns Manville

Commercial/Industrial Roofing Systems

UltraGard® Roofing Systems Guarantee

Building Owner:
City of Stamford
Stamford, CT 06901
Building Name:

K. T. Murphy ES
19 Horton Street

Stamford, CT 06902

Approved Roofing Contractor:
The Hartford Roofing Co Inc
P.O. Box 444

Glastonbury, CT 06033

Guarantee Number: ANP011018157

Term & Maximum Monetary Obligation to Maintain a Watertight Roofing System

Date of Completion: 10/1/02

Years 20 **\$**

COVERAGE

The components of the Roofing System covered by this Guarantee are:

Membrane Spec. and Type	Adhered- , Adhered- , Adhered-SP8RA
Flashing Spec. and Type	PE-11,PW-31PE-11,PW-31PE-11,PW-31
Insulation Type	TISO1 TISO1 TISO1
Accessories (Type and Quantity)	

No Dollar Limit
Total Squares: 302
PVC
2822 Linear Feet

These Johns Manville Guaranteed components are referred to below as the "Roofing System", and ALL OTHER COMPONENTS OF THE OWNER'S BUILDING ARE EXCLUDED FROM THE TERMS OF THIS GUARANTEE.

Johns Manville® guarantees to the original Building Owner that during the Term commencing with the Date of Completion, JM will pay for the materials and labor required to promptly repair the Roofing System to return it to a watertight condition if leaks occur due to: ordinary wear and tear, or deficiencies in any or all of the component materials of the Roofing System or workmanship deficiencies in the application of the Roofing System.

WHAT TO DO IF YOUR ROOF LEAKS

If you should have a roof leak please refer to directions on the reverse side.

LIMITATIONS AND EXCLUSIONS

This Guarantee is not a maintenance agreement or an insurance policy; therefore, routine inspections and maintenance are the Building Owner's responsibility (see reverse side of this document). Failure to follow the Maintenance Program on the reverse side of this document will void the Guarantee. This Guarantee does not obligate JM to repair the Roofing System, or any part of the Roofing System, for leaks resulting from (a) natural disasters including but not limited to the direct or indirect effect of lightning, fire, hailstorm, earthquake, tornadoes, hurricanes or other extraordinary natural occurrence and/or wind speeds in excess of 72 miles per hour, (b) misuse, abuse or negligence, (c) installation or material failures other than those involving the component materials expressly defined above as the Roofing System or exposure of the Roofing System components to damaging substances such as oil or solvents or to damaging conditions such as vermin, (d) changes to the Roofing System or the Building's usage that are not preapproved in writing by JM, or (e) failure of the Building substrate (mechanical, structural or otherwise and whether resulting from Building movement, design defects or other causes) or improper drainage. JM is not responsible for leaks and damage resulting from water entry from any portion of the Building structure not a part of the Roofing System.

This Guarantee becomes effective when (1) it is delivered to Owner; and (2) all bills for installation, materials and services have been paid in full to the Approved Roofing Contractor and to JM. Until that time, this Guarantee is not in force and has no effect.

The parties agree that any controversy or claims relating to this Guarantee shall be first submitted to mediation under the Construction Industry Arbitration and Mediation Rules of the American Arbitration Association (Regular Track Procedures) or to such other mediation arrangement as the parties mutually agree. No court or other tribunal shall have jurisdiction until the mediation is completed.

TO THE FULLEST EXTENT PERMITTED BY LAW, JM DISCLAIMS ANY IMPLIED WARRANTY, INCLUDING THE WARRANTY OF MERCHANTABILITY AND THE WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, AND LIMITS SUCH WARRANTY TO THE DURATION AND TO THE EXTENT OF THE EXPRESS WARRANTY CONTAINED IN THIS GUARANTEE.

THE EXCLUSIVE RESPONSIBILITY AND LIABILITY OF JM UNDER THIS GUARANTEE IS TO MAKE REPAIRS NECESSARY TO MAINTAIN THE ROOFING SYSTEM IN A WATERTIGHT CONDITION IN ACCORDANCE WITH THE OBLIGATIONS OF JM UNDER THIS GUARANTEE.

JM AND ITS AFFILIATES WILL NOT BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES TO THE BUILDING STRUCTURE (UPON WHICH THE ROOFING SYSTEM IS AFFIXED) OR ITS CONTENTS, LOSS OF TIME OR PROFITS OR ANY INCONVENIENCE. JM AND ITS AFFILIATES SHALL NOT BE LIABLE FOR ANY DAMAGES WHICH ARE BASED UPON NEGLIGENCE, BREACH OF WARRANTY, STRICT LIABILITY OR ANY OTHER THEORY OF LIABILITY OTHER THAN THE EXCLUSIVE LIABILITY SET FORTH IN THIS GUARANTEE.

No one is authorized to change, alter or modify the provisions of this Guarantee other than the Manager, Marketing and Technical Services or authorized delegate. JM's delay or failure in enforcing the terms and conditions contained in this Guarantee shall not operate as a waiver of such terms and conditions. This Guarantee is solely for the benefit of the Building Owner identified above and Building Owner's rights hereunder are not assignable. Upon sale or other transfer of the Building, Building Owner may request transfer of this Guarantee to the new owner, and JM may transfer this Guarantee, in its sole discretion only after receiving satisfactory information and payment of a transfer fee, which must be paid no later than 30 days after the date of Building ownership transfer.

In the event JM pays for repairs which are required due to the acts or omissions of others, JM shall be subrogated to all rights of recovery of the Building Owner to the extent of the amount of the repairs.

Because JM does not practice Engineering or Architecture, neither the issuance of this Guarantee nor any review of the Building's construction or inspection of roof plans (or the Building's roof deck) by JM representatives shall constitute any warranty by JM of such plans, specifications and construction or in any way constitute an extension of the terms and conditions of this Guarantee. Any roof inspections are solely for the benefit of JM.

K + M

2016

Warrants

(COPY IS MISSING)