

Guidelines Wording

2.50 Roof Replacement – Committee approval is required.

Materials

- Underlayment: 30-pound roofing felt.
- Shingles: GAF Timberline High Definition; color Weathered Wood
- Roof Deck Panels: Oriented Strand Board (OSB)
- Ice & Water Shield: Protecto Wrap Cold Weather Ice & Water Guard
- Flashing: 26-Gauge Steel, Factory Pre-Painted. Match as closely as possible to the color of the shingles.
- 6-Nail Shingles for 130 mph Wind Rating

General Requirements

- Obtain all necessary permits prior to beginning work; adhere to the requirements of all such permits.
- Provide copy of signed City of Centennial Inspection Report to Hillcrest Homeowner's Association.
- Provide signed Lien Waiver for each street address which is roofed under this contract to the Hillcrest Homeowner's Association.
- Protect open decking from moisture until underlayment is installed. All roofs to be weather tight (dried in) each day before departure.
- Store, protect, and install all materials in accordance with applicable codes and material manufacturer's instructions.

Workmanship

- Remove all existing roofing material, including wood shake shingles, roofing underlayment, and all related nails, staples and fasteners. Dispose of all existing roofing materials and any waste in accordance with laws and regulations.
- Replace damaged roof deck panels as necessary.
- Roof Vents: Install additional roof turtle vents such that there is one vent for every 150 sq. ft. of roof surface.
- Install underlayment in accordance with manufacturer's instructions.
- Install Ice and Water Shield at valleys and all penetrations.
- Replace all vent and pipe flashings and skylight flashing, paint to match shingle color as closely as possible.
- Replace all flashing; eave metal, rake metal, headwall/horizontal wall flashing, step flashing and counter flashing. Install 1-inch by 2-inch drip edge on rakes, and 2-inch by 2-inch drip edge on eaves, per code.
- Ensure that all gutters and downspouts are clear and free of debris and have a positive drain.

Cleaning

- Thoroughly clean all job sites each day before departure.
- Clean roof, gutters, and surrounding areas of all roofing debris and construction materials upon completion of the work.

Warranty

- Provide 5-year workmanship warranty to the Hillcrest Homeowner's Association, effective from the date of installation, to include damages resulting from workmanship defects. Provide certificates of such to the Hillcrest Homeowner's Association.
- Provide copies of manufacturer's warranties to the Hillcrest Homeowner's Association upon completion of the work.