

HOMESTEAD WOODS
ROOFING REQUIREMENTS
Laminated Composition Shingles

Materials:

1. Architectural shingles with shadow lines and/or relief imitating a wood shake.
2. Shingles shall have the appearance and color range of weathered cedar shakes.

Please choose the color style WEATHERED WOOD from your roofing contractor. This is the preferred and approved color style being used in Homestead Woods. Other color choices would require special consideration by the Homestead Woods Board of Directors, in order to follow compliance with the by-laws.

3. Shingles shall have a minimum of five color blend granules.
4. Shingles shall be UL Class A fire rated material.
5. Shingles shall have a minimum thickness of 3/16" measured at the butt end including overlap (overlap creates the shadow lines).
6. Shingles shall have a minimum weight of 300 lbs./Square (100 square feet).
7. Use pre-formed ridge shingles; same style and color of shingles.
8. Appropriate weather proof sheet metal valleys and flashing, including drip lines.
9. Use minimum of 7/16 inch thick exterior sheathing (OSB chip board, exterior plywood, etc.)
10. Use 30-lb felt paper.

There are numerous quality manufacturers of premium laminated shingles that comply with the above requirements. The following is a list of a few:

- Elk Shingles manufactured by Elcor.
- Heritage Shingles manufactured by TAMKO.
- Timberline Shingles manufactured by GAF.

Installation Procedure:

1. Completely remove existing wood shakes and felt paper.
2. The necessity for complete removal of valleys and flashing needs to be determined on a case-by-case basis. Typically valleys will be removed and replaced, but flashing around skylights and possibly the chimney may remain.
3. Install sheathing over existing wood laths.
4. Install felt paper over sheathings.
5. Install valleys, flashing, & drip lines.
6. Install laminated compose shingles.

It is recommended that the entire job from material, to warranties (material and workmanship), to demolition, to staging, to interim weather protection, to installation, to

final clean up, be settled with the contractor up front. The entire job should only take about a week, not more than two weather permitting.

Roofing Contractor:

There are many quality laminated composite roofing products on the market today, but these products are only as good as the installer.

Roofing contractor shall provide a list of three (3) references of similar homes in which they have installed the same product.

The roofing contractor shall have been working in the roofing industry for more than five (5) years.

The roofing contractor shall provide a minimum five (5) year, 100% non-prorated warranty against any defects in the installation of the roofing, except for common exclusions, such as Acts of God or homeowner damage.

The roofing contractor shall be properly insured for this type of work. Insurance must include both liability and workers' compensation.

The installation time for the roofing work should only take one (1) week, but shall not be greater than four (4) weeks.

It is recommended that the entire job from material, to warranties (material and workmanship), to demolition, to staging, to interim weather protection, to installation, to final clean up, be settled with the contractor up front.

Submittals:

The following items shall be submitted to the Board for approval, prior to the homeowner signing any roofing contract:

1. Product literature, Including specifications which clearly indicate all aspects of the roofing material.
2. Actual sample of roofing material, minimum 1/3 shingle. This sample shall also be of the proposed color.
3. Submit warranty information from both the manufacturer and installer.
4. Submit list of references from the roofing contractor, which must indicate the required five (5) years previous experience.
5. Submit roofing contractor insurance information.

The submittal information should be submitted to the Architecture Committee Chairperson with a completed Architectural Change Request form prior to signing the contract or commencing work. The Chairperson will submit the information at the Board meeting for approval. Standard approval should be completed in approximately thirty (30) days.