

THE PARK AT KISSING CAMELS ESTATES
HOMEOWNERS ASSOCIATION
ROOF SPECIFICATIONS

October 8, 2012

This specification is intended to be a general guide to contractors for use in bidding roof replacement on homes in the Park. The specification, along with the "General Rules Guide" for contractors, is provided to the prospective contractors for their use in preparing their bid proposal.

1. GENERAL: The contractor shall provide all labor and materials necessary for a complete roof system in accordance with the following details. Pricing will be all inclusive and also provide for all equipment, tools, permits, taxes and insurance requirements. Workers' Compensation and Liability insurance certificates, listing the homeowner as the certificate holder, shall be provided to the owner and to the Homeowners Association prior to work beginning.

2. MATERIALS: Approved materials are expanded to include architectural asphalt shingles and DECRA ROOFING SYSTEMS.

- DECRA ROOFING SYSTEMS-Shake, as manufactured by DECRA Roofing Systems, Inc., is approved. The product design shall be the SHAKE, in the color *Chestnut* which has a weight of 1.5 lbs/sq ft. The composition shall be corrosion resistant aluminum-zinc alloy coated steel, covered with a protective coating of ceramic coated stone granules. It shall be Class A fire rated, lightweight, walk able (per manufacturers walking instructions), Class 4 impact resistant, and 120 mph wind warranty, freeze/thaw resistant. They shall be backed with a transferable 50-year limited warranty.

- LAMINATED ARCHITECTURAL SHINGLES. Architectural shingles are manufactured using a mat base that is heavier than the standard 3-tab asphalt shingle, and the impact resistant variety have a mesh backing to resist hail damage. The approved laminated shingle is CertainTeed Presidential Shake IR (for impact resistant) in the color *Autumn Blend* with a limited lifetime transferable warranty. This shingle is designed specifically for use in Colorado.

3. INSTALLATION:

a. In the case of DECRA roofs, the installation contractor shall be a certified DECRA shake master applicator.

i. The contractor shall install the roof in accordance with the manufacturer's recommendations. The homeowner should consult the DECRA install guide to learn more about this product and should confer with the Contractor regarding the advisability of using counter battens, and the cost advantages of the alternative approaches; battens only.

ii. DECRA Roofing Systems, Inc. may be reached by calling 800-258-9740 or by visiting their website at www.decra.com.

- b. In the case of CertainTeed IR roofs, installation shall be performed in accordance with instructions supplied by CertainTeed. Detailed instructions are supplied for each bundle of Presidential Shake IR shingles, and more detailed instructions are available from CertainTeed.

4. SPECIAL CONDITIONS:

- a. The contractor shall remove all layers of existing roofing material, including shingles and asphalt felt base, remove and replace (with new material) flashing, metal roof vents and jacks, and remove all foreign debris, nails, staples, from the roof area. This also includes damaged or rusted flashing.

- b. THE CONTRACTOR SHALL INSTALL THE ROOF IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

- c. The contractor shall remove all roofing debris from the premises and police the yard for debris during and after each day's work. Landscaping shall be protected while work is performed and tarpaulins or covers shall be removed each day. Clean the gutters of all debris and refasten where required. The contractor shall make a magnetic sweep of the grounds for excess nail and metallic materials after completion.

- d. The contractor shall be certain the work conforms to all applicable local building codes. The contractors shall provide applicable building permits.

- e. The contractor shall work with the owner concerning work schedules, but work completion shall be within 3 weeks working days after start (weather and material availability permitting) unless a longer period is agreed with the owner.

- f. Work hours in The Park are from 7:30 AM to 6:30 PM. Any special adjustment must be secured in writing from the Board of Directors. Work days are Monday through Friday.

- g. Upon completion the contractor shall contact the Pikes Peak Regional Building Department for final review and approval.

5. FINALLY:

- a. Pricing of Base Proposal and Alternates shall be presented to the owner in person. Details and/or specification deviations shall be explained to the owner's satisfaction. The contract shall conform to the requirements of Article 22 of Title 6 of the Colorado Revised Statutes (Roofing Services – Residential Property).