

**THE PARK AT KISSING CAMELS ESTATES**  
**HOMEOWNERS ASSOCIATION**

**ROOF SPECIFICATIONS**

**11/01/07**

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:** The roof material shall be DECRA ROOFING SYSTEMS-Shake, as manufactured by DECRA Roofing Systems, Inc. The product design shall be the SHAKE, in the color TEAK 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.
3. **INSTALLATION:**
  - a. The installation contractor shall be a certified DECRA shake master applicator.
  - b. The contractor shall carefully remove all layers of existing roofing material, including shingles, asphalt felt base, if not reusable, and all foreign debris, nails, staples, from the roof area. This also includes damaged or rusted flashing.
  - c. The contractor shall install the DECRA shake in accordance with the manufacturer's recommendations. The homeowner should consult the DECRA install guide to learn more about this product. Contractor shall confer with homeowner regarding the advisability of using counter battens, and the cost advantages of the alternative approaches; battens only.
  - d. DECRA Roofing Systems, Inc. may be reached by calling 800-258-9740 or by visiting their website at [www.decra.com](http://www.decra.com) .
4. **SPECIAL CONDITIONS:**
  - a. The contractor shall remove all roofing debris from the premises and police the yard for debris during and after each days 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.
  - b. The contractor shall be certain work conforms will all applicable local building codes. The contractors shall provide applicable building permits and insure final inspection by the Colorado Springs Building Department.
  - c. The contractor shall work with the owner concerning work schedules, but at a maximum, with in 7 days

after contract acceptance (weather and material availability permitting). Work completion shall be within 3 weeks working days after start (weather and material availability permitting.)

d. The contractor shall provide the owner with a minimum 5 year written 100% workmanship guarantee and a written 50 year transferable manufacturer's warranty upon completion. The contractor shall also provide the owner with a mechanics lien waiver upon final payment.

e. Contract total payment shall be made on completion and after final inspection and approval by the owners representative

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.