

ROOF SPECIFICATIONS

GREEN VALLEY VILLAS WEST CONDOMINIUMS

GAF - SPECIFICATIONS

- Employ a licensed AC contractor, disconnect existing AC units and set aside. After roofing, reset AC's on new redwood supports with TPO protection sheets and reconnect. EMT straps installed at all conduit and condensation lines as required.
- Remove existing roof system down to the substrate and dispose of all material in compliance with state and federal laws.
- Inspect the plywood substrate and replace damaged sheets. Please provide photos and get pre-approval.
- Increase Scupper size. Remove existing scuppers to cut new holes to fit new scuppers to proper size of 6x6. Fabricate and install new TPO Clad Metal, through wall Scupper Drains.
- Fabricate and install Crickets to create proper water flow to the drains using 2lb. density EPS Insulation.
- Fabricate and install new TPO Clad Metal Wall Vents, size and design to match existing.
- Install and hot air weld new 60 mil, White, TPO Fleece Back Roof System, Mechanically attach in strict accordance to manufacturer Specifications and requirements.
- Fully adhere 60 mil. TPO Smooth on walls and curbs. Secure membrane at the top of the Curbs and Parapet walls using new Termination Bar Detail. (Full height of perimeter walls to outside edge).
- Install all new TPO pipe flashings.
- This project is to include replacement of lower Patio Roof.
- All contractors must be Licensed, Bonded and Insured and list Villas West on policy if granted work.
- All contractors must NOT sub-contract project out unless previously noted and authorized by Villas West.
- Cleanliness & Oversight of Project. Must have dedicated On-Site English-speaking Project Manager to maintain Harmony with homeowners, to keep the site clean and control the quality of the job from start to finish.
- Ongoing Communications with HOA office to General Manager or General Foreman.
- Safety, Barricades and caution tape set up every morning before roofing work commences and removed and stored at the end of each day on buildings where work is being performed. OSHA guidelines for fall protection and job safety strictly enforced.