

**SPECIFICATIONS FOR INSTALLATION OF ROOFING SURFACES ON
RESIDENCES IN GOLFWOOD CONDOMINIUM NO. 1, INC.**

(NOTE: These specifications apply to each **individual** residences.)

1. Roofing Contractor must be Licensed, Insured and Bonded in the State of Florida.
2. Roofing Contractor is to be of Reputable Standing and be able to provide the Home Owner with the names and addresses of three recent roofing installations which he was accomplished.

The entire Work Crew of the Contractor is to consist of his regular employees who are experienced in performing work assignments in the Roofing Trade.

All Workmanship is to be First Class of High Quality.

3. Roofing Contractor is to schedule the removal of the existing roofing and installation of the new Roofing according to the stated daily working time period as specified in the By-laws of the Golfwood Condominium No. 1, Inc.
4. Roofing Contractor is to stipulate the starting date and expected completion date of the work performed.
5. Roofing Contractor shall be responsible for taking all precautions, including tarping the lawn and shrubs to prevent any damage to plants and bushes, also, the grounds, landscaping and concrete surfaces surrounding the residence structure are to be continuously and carefully cleaned off all roofing materials, underlayment, wood pieces, metal objects and nails collected from both the removal of the existing roofing surfaces as well as the installation of the new roofing surfaces.
6. Roofing Contractor is not to drive or park any of his trucks or other heavy vehicles or equipment on any grassed areas adjacent to the residence on which the existing roofing is being removed or during the following installation of the new roofing surfaces.
7. All work must be guaranteed by the Roofing Contractor against defective workmanship, leaks, etc. for a minimum period of five (5) years following completion of the project and final payment by the Owner.

Product Warranties are to be provided by the Manufacturers and any and all claim(s) against the Products are the responsibility of the Roofing Contractor.

8. All Bids from Roofing Contractors are to include the costs for all Permits and inspections.
9. Work at the jobsite includes the removal of all of the existing eave trim Roofing Shingles, Roll Roofing, - - and all existing roofing “felts” or underlayment, also, all materials and debris removed from the residence roof is to be hauled from the jobsite. Disposal of the removed materials and debris shall not be in an illegal manner and the cost of the proper disposal shall not be at the “extra expense” to the Owner.

10. The Owner may elect to have existing Roof Vent(s) removed and replaced with Ridge Vents. If the Owner so decides, a minimum of 20 l.f. of ridge vent is to be installed with the cost being included in the Base Bid. If the Owner decides to have more than 20 l.f. of ridge vent installed the Contractor shall comply, however, the additional cost for labor and materials will be an “extra cost” to the Base Bid.
11. Removal of existing Roof Vent(s) and patching of the roof structure with 2 x 4s and plywood will be an “extra cost” to the Base Bid.
12. Replacement of deteriorated wood that is found during and after the removal of the existing Roof Shingles, Roll Roofing and the Roofing “Felts” and Underlayment, with new 2 x 4s and plywood, will be an “extra cost” to the Base Bid.
13. All gutters removed by the Contractor shall be replaced as originally installed, at no “extra cost”.
14. New 26 gauge painted galvanized Eave Drips shall be installed during the new roofing installation.
15. Roofing Contractor is to provide and install new kitchen vent(s), range vent(s), lead “boots” for the soil pipes and electrical risers, valley flashings and other metal items necessary for complete Roofing Installation, Valley flashings to be 26 gauge painted galvanized metal.
16. Existing Gas Vents for the Residences Heating and/or Hot Water units are to remain as installed and the Contractor is to provide proper caulking sealing and waterproofing around the vent(s) to integrate these areas into the surrounding new roofing installations.
17. 30 lb. Fiberglass “felt” underlayment is to be nailed to the flat roof areas and also to the pitched roof areas prior to the Roll Roofing and the Shingles being installed.
18. The Roofing surface materials for the flat roof areas is to be 110 lb. Torch Grade Modified Bitumen type.
19. The Roofing surface materials for the pitched roof areas is to be either 25 year AR FRS type Fiberglass Three Tab Shingles or 25 year AR FRS type Fiberglass type Dimensional Shingles, depending upon the preferences of the Owner. There is a difference in cost between the two types.
20. All Roofing surface materials must be Fire Resistant and Mildew Resistant type and must be covered by a Warranty from the Manufacturer.
21. All roofing materials including Shingles, Roll Roofing, “Felts”, etc. are to be the products of the established and reputable manufacturers, such as: Tamco, Owens-Corning Fiberglass, Johns-Manville, etc.
22. Shingles and other roofing materials must be applied with nails. Stapling will not be permitted.

23. The color of the shingles for the Pitched Roof area is to be same Tan color, or a color comparable to that used in the most recent roofing installations in Golfwood One. If the exact same color is not available then the closest matching color is to be substituted.