

The Commons at Frederica Metal Roof Specifications

STANDING-SEAM METAL ROOF PANELS

- A. Provide 1 1/2" seam height standing seam metal roof panels. Install by using concealed clips and fasteners. **Exposed fastener installation system will not be approved.**

STANDING SEAM METAL ROOF PANEL MATERIALS

- B. Provide one of the following materials for the standing seam metal roof panels:
1. Galvalume Steel Panel – Minimum 24 Gauge thickness.
 2. Aluminum Panel – Minimum 0.032" thickness.

Provide a Two-Coat Kynar 500 color finish on the standing seam metal roof panels.

- C. The metal roof panels installed need to meet or exceed local jurisdiction wind and building code requirements.

SAMPLE METAL ROOF PANEL FOR REVIEW BY THE ARCHITECTURAL REVIEW COMMITTEE

1. The sample panel must be the same material and color to be used for installation on the roof. Provide a 24" long by actual panel width (16" width is preferred) for review and approval by the Architectural Review Committee. The sample panel submitted will be used to verify the panels installed match the panel submitted and approved.

APPROVED COLORS

Provide one of the following approved colors: Silver Metallic, Ash Gray, and Slate Gray. Approved sample color chips are available for review at the Homeowners Association office. Colors closely matching the approved colors will be acceptable but must be approved by the Architectural Review Committee.

WARRANTY

- D. The Homeowner is required to obtain a Manufacturer's Warranty in which the manufacturer agrees to repair finish or replace metal roof panels that show evidence of deterioration or color fading of factory-applied finishes within the specified warranty period.
1. Finish Warranty Period: 20 years.
 2. The Homeowner is required to provide a copy of the signed Warranty between the Owner and manufacturer to be kept on file with the Common at Frederica Homeowners Association.
 3. In the event of panel failure or color fading the Homeowner agrees to replace the panel(s) within 3 months of the failure or color fading being reported in writing by the Commons at Frederica Homeowners Association. Replacement is required whether or not the panels are covered under warranty. The Homeowner agrees to pay all replacement costs.