

A Guide to Roof Replacement **East Green's Condominium**

As Owners we have encountered or will encounter roof replacement. Our roofs however contain the following independent features that make the re-roof considerable complicated.

The features/stages are:

1. The majority of the roof area is a flat membrane roof. The features are plywood sheathing that supports the membrane system. Often the plywood sheathing is found to be failing due to moisture dry rot whereas all or a portion of the plywood sheets have to be replaced.

The balance of the flat membrane roof consists of the following two layers:

- a) An underlayment surface consisting of "iso" board fiberglass with a rubberized backing sealing surface.
- b) The top is a capping of a top sealing membrane,
- c) The entire system and including all overlays and joints are hot sealed. The sealing system includes the installation of trim metal flashing strips (white) for final joint securing and sealing.

Note: The construction of flat roofs are specified to have 1/8" of slope fall per lineal foot.

2. A portion of the entire roof is a shingled layment known as a mansard roof. The shingle mansard is located above the flat roof and found along the entire length of the shared carport eaves,

Replacement consists of the removal of the shingles and applying a weather membrane fabric prior to replacing the new shingles. Regarding the shared carport section of the new shingles a written agreement should be prepared prior to any work on the carport shingle faces.

Soliciting a Roof Replacement Price Proposal/Estimate

Obtaining and preparing a thorough and complete price proposal is the key in obtaining complete project requirements for the Owner. Therefore prior to selecting a roofing contractor it is highly recommended that you talk to others in the community that have had similar work done as well as the Association Manager for references,

In General the Roof Contractor Shall Have the Following Credentials

1. The Contractor is registered and licensed in Lee County.
2. The Contractor is capable and will provide Certificates of Insurance for Liability and Workman's Compensation,
3. The Contractor shall be responsible for the cost and securing a Building Permit from the Lee County Building Department. Two inspections shall be performed; during the course of the work and at the completion.

Cost/Prices Section of the Price Proposal

The Contractor shall provide costs for all labor and material for the various work items as well as his suggested manufacturer of materials,

1. All demolition work and disposal of materials from the work site.
2. When the existing wood plywood sheathing is clear of debris and can be visually inspected for water saturated, dry rot or other impervious conditions; if it is found that repairs/ replacement is necessary the Contractor should include in his price the cost for the described repair.
3. A work complete price for flat roof replacement.
4. A work complete for the mansard shingle roof.
5. A work complete price for the mansard roof lying along the carport eaves.

Miscellaneous Items to Be Included in the Price Proposal

1. The Contractor guarantees that only new materials will be used with no exceptions.
2. The Contractor shall include in his proposal a warrantee for his materials and length of time for the warrantee period.
3. The Contractor shall include in his price proposal a guarantee of his workmanship and the length of time for his guarantee,
4. 4, The Contractor shall include that he will provide daily cleanup of all areas where the work is being done and disposal of all clean-up debris away from the place of work
5. The Contractor shall include in his price proposal that he has included a thorough final cleanup and inspection prior to the work being accepted by the Owner.