

SUMMERFIELD COMMUNITY ROOFING INFORMATION



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SOME IMPORTANT THINGS TO KEEP IN MIND

- Replacing your roof is not considered an immediate need. The information imparted today is intended to prepare you for the future.
- Community by-laws requires prior board approval for any exterior modification, and a new roof fits in that category.
- We acknowledge that there may be more detail presented today than you need, but it is being provided simply for your information.
- Board approval of roofing requests does not constitute endorsement of any contractor, their affiliate or their services.
- All information is considered valid as of the date of this presentation.

SUMMERFIELD COMMUNITY ROOFING INFORMATION

- 1. Challenge**
- 2. Response**
- 3. Action Taken**
- 4. Signs You May Need A New Roof**
- 5. Pre-Board Application Awareness**
- 6. Contractor Selection Tips**
- 7. Installation Requirements**
- 8. Things to Consider**

1. CHALLENGE

- Expected useful end-of-life for Summerfield roofs approaching
- Based on Industry-wide statistics – 2005 era quality “30 year” architectural shingles typically have a 22-25 year life span.
- Perhaps single largest maintenance investment for homeowner.
- Relatively few homeowners are adequately prepared to engage a roofing contractor due to a lack of basic knowledge.
- Board determined that the time is now to start gathering in-depth information on roofing products, proper procedures, best practices and virtually every aspect of the roofing process.

2. RESPONSE

- Form a Roofing Committee, that reports to the Board, for the purpose of providing the best possible awareness and guidance to properly assist Board and help guide the Community.
- Conduct extensive research including interviews with quality Roofing Contractors and Manufacturer's Representatives in order to gain the highest possible level of understanding.

3. ACTION TAKEN

- **Confirmed** the existing roofing materials manufacturer, color and warranty coverage to aid in future emergency repairs.
- **Confirmed** Board's position on uniformity of roofing appearance/color.
- **Confirmed** the Board's approval of two quality shingle manufacturers (based on consumer rating and color similarity):
 - *GAF "Timberline HDZ" Architectural – Color: "Weathered Wood"*
 - *Owens-Corning "Duration" Architectural – Color: "Driftwood"*
- Both products scored 1,2 on Recent Consumer Reports Testing
- Helped develop "Homeowner Check Lists": Application/Pre-Installation and During-Installation Requirements.

4. SIGNS YOU MAY NEED A NEW ROOF

- ❖ Loss of Granules widespread all over the roof can result from heavy hailstorms. This can cause granule separation...or your roof can lose granules simply by natural erosion (NH 38/50).
- ❖ Thermal problems such as not having sufficient roof/attic ventilation. Shingles can get so hot that the surface of the shingle will look distorted. Overheated shingles can “cook” and become prematurely brittle causing compromised durability.
- ❖ Wind damage due to shingles losing their sealing properties. Wind might actually lift poor-sealing shingles, sometimes tearing them away or allowing wind-driven rain to be forced up under them, potentially causing water intrusion.

5. PRE-BOARD APPLICATION AWARENESS

- Board approval must be obtained prior to any work starting
- Contractor's current ACORD certificate - on file with Board
- Only asphalt architectural shingles (type/color), from either of the two shingle manufacturers (noted earlier) are allowed.
- Existing soffit vents and gutter systems are typically retained – but, as a reminder, no new soffit vents or gutter systems are to be installed without Board approval.
- Homeowners are liable for any damage to landscaping, septic systems, leach fields, etc. For homeowner's sake, this must be communicated to/acknowledged by the contractor prior to work.

6. CONTRACTOR SELECTION TIPS

- It Is Recommended That *Before* You Make ANY Decisions On Your New Roof Be Sure To Do This One Important Thing...
- ***OBTAIN MULTIPLE QUOTES!*** **Good Roofing Contractors Are:**
 - Experienced (At Least 10 Years)
 - Ones With Good On-Line Reports (BBB, Yelp, Google, Other source ratings)
 - Certified By The Shingle Manufacturer You Choose
 - Insured (ACORD Form) and Bonded (bonding company has funds available to consumer in case a claim needs to filed against that company)
 - Willing to Inspect Roof From the Attic (air flow, temperature, hidden damage)
 - Willing to Provide Several References
 - Willing to Write a Free Estimate With Adequate Detail On Materials, Labor, Warranties, Responsibilities, etc.

AGAIN...be sure to obtain Board Approval before signing any contract.

7. INSTALLATION REQUIREMENTS

- Work start time is no earlier than 8 am.
- Protection for all landscaping, irrigation heads, shrubs, plants, and other community property is to be ensured by homeowner.
- Typically, will require written acknowledgement in the Contractor's quote/scope-of-work document of their obligations.
- No heavy materials, machinery or equipment are to be placed on or transported over lawns. This includes pallets, dumpsters, wheeled lifts/mobile platforms, port-a-potties, etc.

7. INSTALLATION REQUIREMENTS (Cont.)

- No Dumpsters Are Allowed On The Street...And Care Should Be Taken To Make Sure That A Dumpster Does Not Damage The Asphalt Drive.
- All Roofing Debris Must Be Picked-up/Removed, Including Using Magnetic Roofing Nail Rollers To Capture Stray Roofing Nails From Entire Yard/Driveway/Street Area.
- Kindly Notify Your Neighbors 1 Or 2 Days In Advance Of The Start Of The Project.

8. THINGS TO CONSIDER

- **Primary Features of Architectural Shingles**
- **Roof Replacement Options**
 - **Overlay vs. Complete Removal**
- **One-Day Installation**
- **Roofing “Systems”**
 - **Defining a “Quality Installation”**
 - **Roof Ridge Venting**
- **Warranty Types**
 - **Manufacturer’s**
 - **Workmanship**
- **Transfer of Shingle Products Warranty**

8. THINGS TO CONSIDER (Cont.)

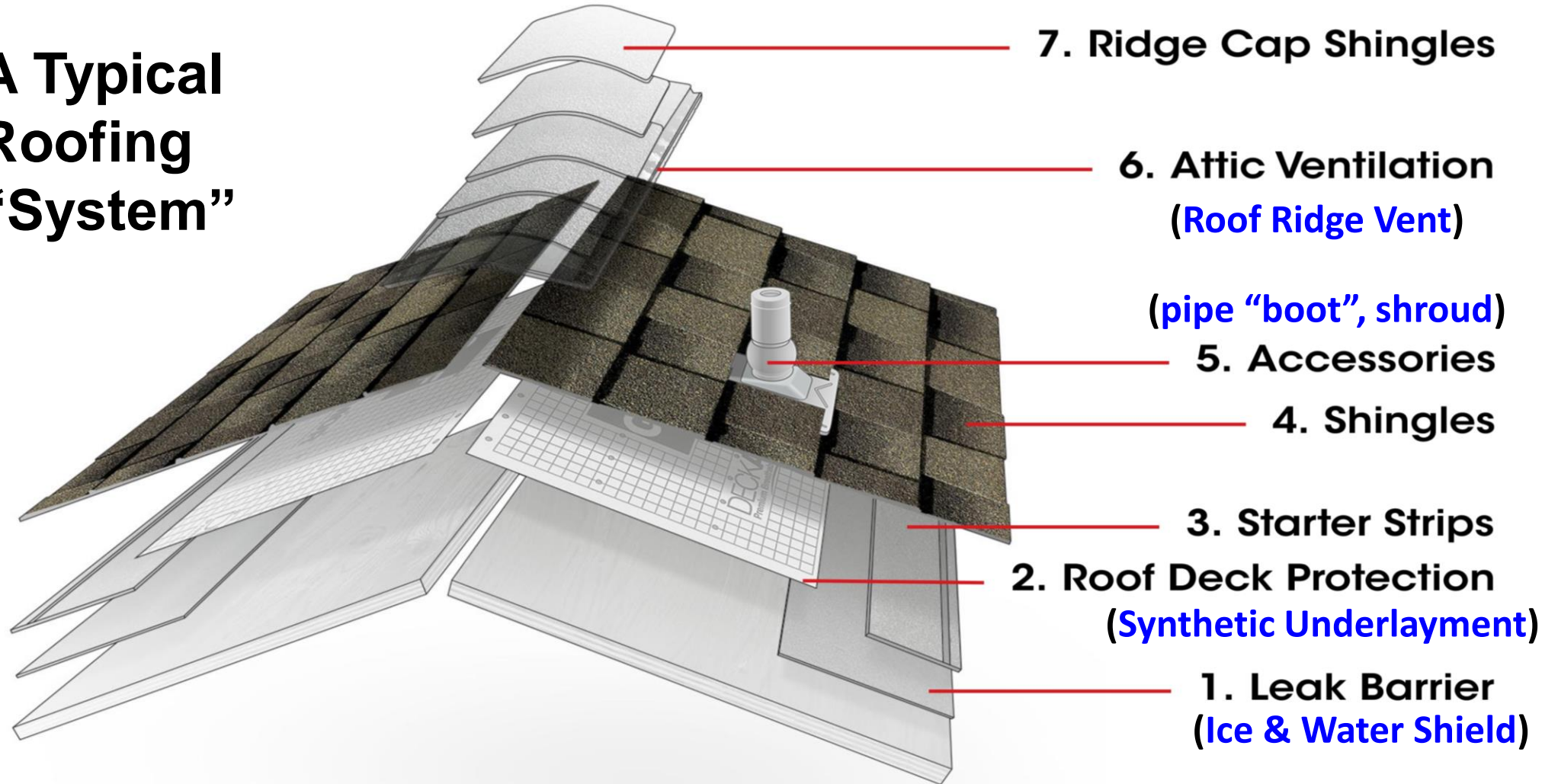
- **Architectural shingles** are perfect for New England Homes
 - Wind Resistant, Algae Resistant, Thicker (vs. 3-tab), Hail Resistant, Better Looking, Carry Very Impressive Warranty.
- Most Contractors recommend complete removal of old roof.
 - Reveals Any Hidden Problems And Allows “Fixes”.
 - Helps Ensure Optimal Weatherproof Seal Of New Roofing Mtls.
 - Allows New Roof To Have Smoother, Straighter Surface
- Most Contractors will perform One-Day Installation
 - Based on Community house sizes, can easily be done.
 - Typically in By 8 am...out By 5 pm.

8. THINGS TO CONSIDER (Cont.)

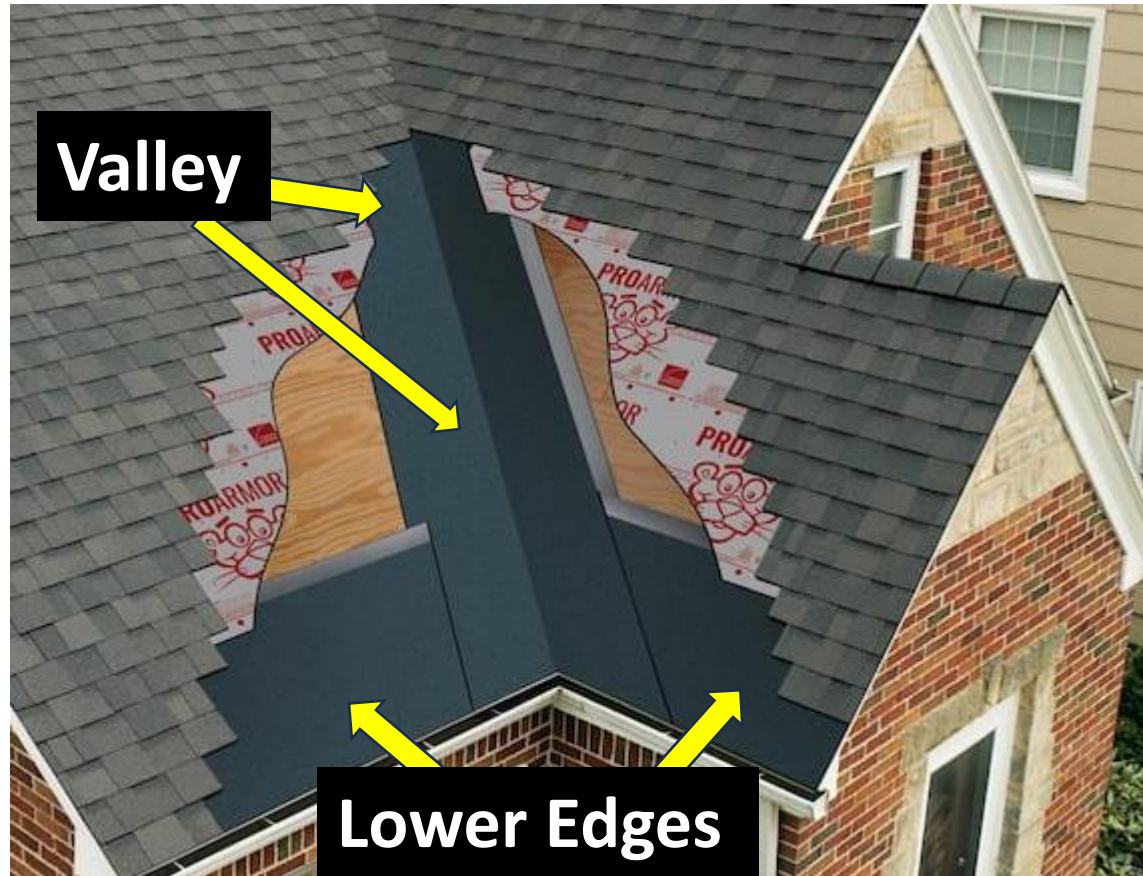
- The Best New Roof Replacement Involves Installing A **“System”**.
- There are Many Parts To A Typical New Roof “System”
- After removal of old roof...and all the underlying wood structure, metal pipes, sky lights, are in good condition...then this happens:
 - “Water and Ice Shield” 3’ strip is laid down on lower roof edges and in valleys – this helps protect against water intrusion and ice-damming.
 - Drip edge moldings installed on all roof edges – controls wind/water.
 - Synthetic underlayment installed on all remaining bare roof areas.
 - Shingle-Matching “Starter Strips” laid down on all lower edges.
 - Architectural shingles installed from bottom-up leaving 4” gap at peaks.
 - Good, quality Roof Ridge Vent Installed (4’ HD plastic with vents is best).
 - Special Matching Roof Ridge Shingles are installed over Ridge Vent

8. THINGS TO CONSIDER (Cont.)

A Typical Roofing “System”



8. THINGS TO CONSIDER (Cont.)



ICE & WATER SHIELD LOCATIONS

- In The Valleys
 - minimum of 3'
- Along the Lower Roof Edge
 - Minimum of 3' but 6' is better, especially on lower edges

8. THINGS TO CONSIDER (Cont.)



Drip Edge Moldings on Full Length of Roof “Rakes” (Peaks)



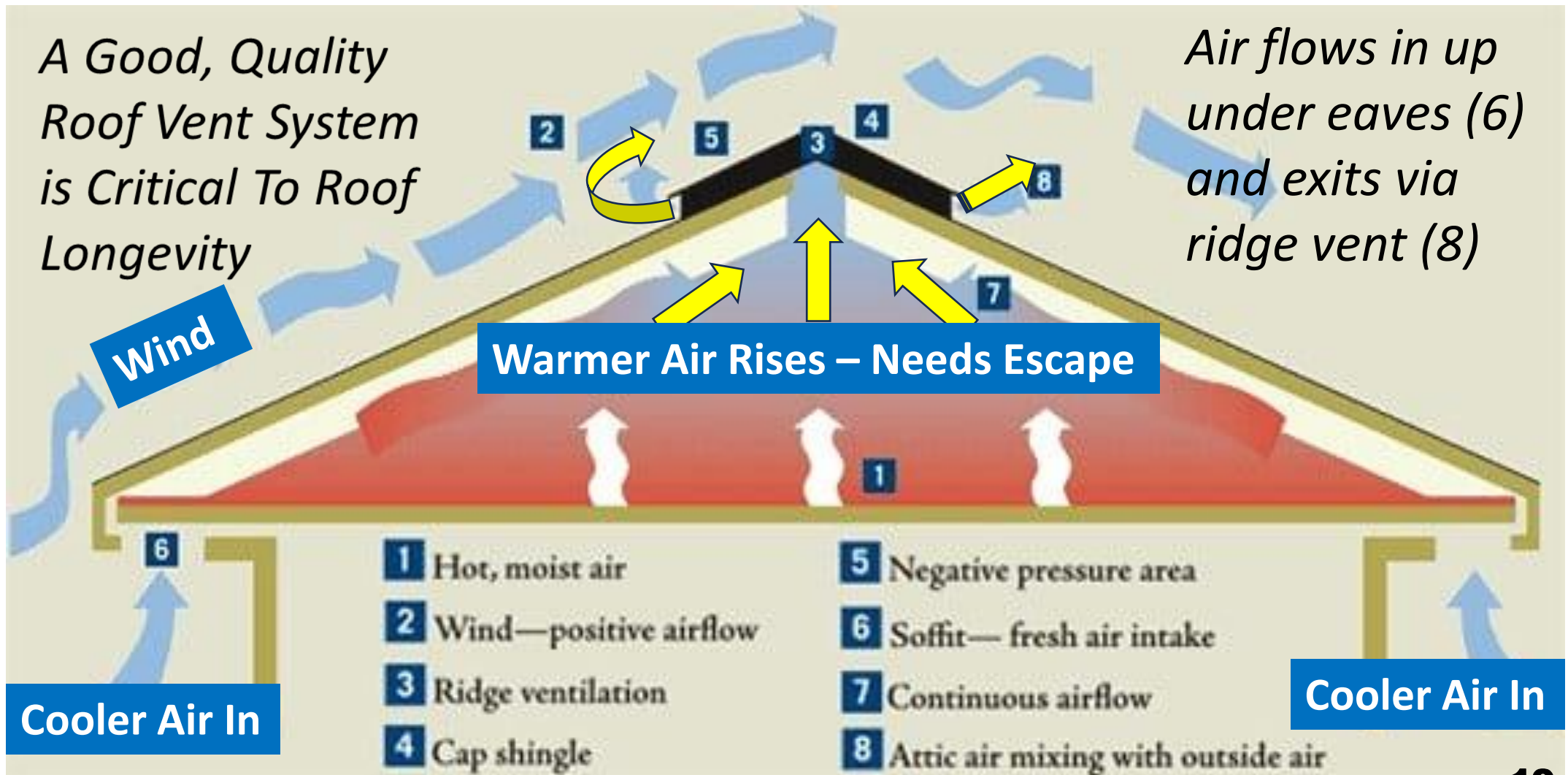
Drip Edge Moldings on All Edges of Roof Where Water Flows Into Gutters

8. THINGS TO CONSIDER (Cont.)

**GAF “Snow
Country” ROOF
RIDGE VENT
4’ Section
Bendable To
Match Roof
Contour
*Keeps Critters
and insects
out***



8. THINGS TO CONSIDER (Cont.)



8. THINGS TO CONSIDER (Cont.)

Understanding Warranty Types

- Manufacturer's Warranty
 - Most Architectural Shingle Manufacturers now feature a 50 year warranty against manufacturing defects in materials.
 - Also up to a 15 year warranty against wind damage
 - Plus up to a 25 year Algae Resistance Warranty
- Workmanship Warranty (*typically separate from Shingle Manf. Warr.*)
 - Separately Provided by Roofing Contractor
 - Can be anywhere from 2 to 25 years full labor coverage.
- **Note:** *Some Contractors, in partnership with manufacturers, will offer a "Gold" or "Platinum" installation warranty where the Manufacturer will warrant the roof installation (Materials and labor) for up to 25 years.*

8. THINGS TO CONSIDER (Cont.)

Transfer of Shingle Products Warranty

- Most Shingle Manufacturer's allow for the original owner of a newly installed roof to be able to transfer all features of the recorded warranty to a new second owner (typically, no 3rd owner allowance).
- Time allowance for affecting the transfer is generous: Owens Corning allows 60 days, GAF allows one year.
- Requires form to be filled-out with all pertinent information and mailed to manufacturer's headquarters office for acceptance and registration. Sometimes Contractor will do this for you...but may be best to do it yourself.
- *NOTE: Transferability terms vary by manufacturer and warranty level. Some coverages may not be fully transferable and may vary based on when within the warranty period the transfer is done. Check your specific warranty for details.*