

VAHOA ROOF SPECIFICATION OUTLINE

Villa Antigua homeowners are required to incorporate the HOA Roofing Specifications into any roofing contracts they execute. These specifications were prepared by an architect to ensure a quality finished roof. The following outline is provided as a guide to ensure your roofing contract complies with this requirement.

1. All work to comply with current California Building Standards Code as adopted by the City of San Diego
2. Homeowner and HOA to be named additional insureds on certificate of comprehensive and (minimum \$1M) general liability insurance.
3. Contractor to maintain a clean and safe workplace, to clean up daily, and to haul away debris when project complete.
4. Contractor to protect work from water or wind damage during the project
5. Roofing materials* (Sloped Roof):
 - a. ½ inch CDX plywood panels for sheathing
 - b. GAF Timberline HD shingles, Class A, fifty-year
 - i. Aged Chestnut
 - ii. Hickory
 - iii. Sandalwood
 - iv. Stone Gray
 - c. GAF Tiger Paw underlayment
 - d. GAF Ridglass ridge material
 - e. GAF Cobra Exhaust Vents
 - f. Flashings, drip edges, roof accessories to match exterior color scheme
 - g. Roof metals to match roofing material
 - h. Roof penetrations shall be new galvanized sheet metal
 - i. Drip edge shall be 2" x 3" 26-gauge galvanized sheet metal
 - j. Flashing shall be 26-gauge galvanized sheet metal
6. Roofing materials (Flat Roof):
 - a. 20-year warranty torch-down modified bitumen roof system: Johns Manville APPeX 4.5 M CR Gm with compatible underlayment and flashing
 - b. All other materials same as sloped roofs
7. Contractor to provide lien releases prior to final payment.

Because contractors prefer to use their own contract documents and are reluctant to modify them, it may be necessary to use an Addendum to the Contract to modify or clarify the terms of the contractor's standard form contract in order to ensure compliance and a conforming product. The Addendum simply adds VA-required provisions which are missing from the standard contract. See sample Addendum attached.

*Some product substitution may be allowed with prior VAHOA Board approval