

# Hadley Park Homeowners Association

## Guidelines for Roof Replacement

Prepared by Jim Brown, Treasurer, HOA Board

Below are the guidelines for replacing your existing roof. We strongly recommend replacing your roof shingles with Architectural shingles (approved color is black/charcoal, no exceptions). Architectural shingles have a longer warranty and will significantly increase the number of years before they have to be replaced. They are aesthetically appealing and because of the textured look, they hide the sagging that develops over the years between trusses that are set on a 24-inch center. Although Architectural shingles may cost more, the additional cost will be offset by their longevity and sustained appearance. Therefore, using Architectural shingles will enhance the look and value of our houses.

While researching this subject, we found a website that shows components that make up a roof system. It does an excellent job of explaining how a roof system works and has a lot of valuable information on roofing. Please click on the link below:

<https://www.consumerreports.org/cro/roofing/buying-guide/index.htm>

If you think that you are having problems with your roof, then you may want to talk with an agent representing your homeowner's insurance about filing a claim to have your roof replaced. They will send someone out to evaluate your roof to determine if it needs replacing and your insurance coverage, if any.

Please remember to submit an ARC Exterior Change Request form prior to beginning the process of replacing your roof.

### Guidelines for Replacing Your Roof

1. Roofing Contractor must remove all the old shingles and underlayment (roofing felt) to expose the sheathing (plywood decking).
2. Have Roofing Contractor examine sheathing (plywood decking) for rot, water damage, or insect infestation. Roofing Contractor to replace any damaged sheathing (plywood decking) that is found.
3. Roofing Contractor to ensure the integrity of all flashing. Roofing contractor to install new flashing in the "valleys".
4. Roofing Contractor to check ridge vent and increase opening if possible to allow for better ventilation in attic space.
5. Roofing Contractor to install new underlayment (roofing felt) to create a moisture barrier between the shingles and the wood sheathing and rafters underneath.
6. Roofing Contractor to install new ice/water shield and drip edge.
7. Roofing Contractor to install new black (charcoal) architectural shingles, using current acceptable method of installation.
8. Examine gutter system for damage that occurred during installation of new roof. Repair or replace as necessary.
9. Inspect the roof before making final payment to the roofing contractor.