

Cobblestone H.O.A. Roof Specifications as of July, 2002:

- Remove and disposal of all old shake shingles and flashings
- Remove and save existing gutter
- Install ½" plywood or OSB sheeting. Sheeting to be nailed down, not stapled.
- Install 30# felt roofing paper underlayment
- Install 50 year GAF Timberline-Ultra shingles (color-Pewter Gray Blend). Shingles to be nailed down using 1 ½" roofing nails, not stapled.
- Install all new wall flashings (color-bronzed steel)
- Install valleys of metal standing seam (bronzed steel)
- Snow valleys to be made of rolled rubber
- Install Timber Tex Ridge (color-Pewter Gray Blend) using 2" roofing nails, no staples
- Install white metal edging on all rakes & eaves. Install ice guard on all eve edges 24" and under all valleys 36" width top to bottom and also around chimneys.
- Cutbacks on shingles on valleys should be 4" to 6" wide – "open valley"
- Replace all roof vents using bronze #750 metal vents (increase number of vents as is appropriate due to shingles Vs shakes)
- Replace all vent pipe flashings and reset flue pipe flashing and seal
- Clean out and replace all existing gutters
- Remove all trash & use magnet to pick up loose nails and metal debris
- All permits and fees to be secured and paid for by the contractor