

The purpose of the Maple Ridge HOA Roof Replacement Guideline is two-fold.

1. To protect the sizable real estate investment of not only the current resident, but all current and future residents, and
2. To establish minimum industry wide criteria by which the roof replacement will be made effect a high-quality result, to level the competitive bid process, and preclude malicious and intentional low bid malfeasance.

The criteria below shall be attached to the contract as a checklist and become enforceable as a part thereof.

Evidence of contractor compliance must be submitted with the Architectural Change Application by including a copy of the checklist signed and dated by a principal of the contractor company providing the roof replacement. An email version of the checklist bearing the contractor sender address, date and time, and stated concurrence, or other digitally signed method is acceptable.

The intent is not to instruct any particular roofing company in the latest best practices. Rather, these criteria are considered minimum standards for a sound roofing system, and to help define technical points in the system that a roofing contractor may not bypass in order to cut costs, or leave an inferior result. The contractor may provide new information to the MR HOA BoD where industry best practices or roofing manufacturer system standards have evolved and differ from these criteria.

Criteria Checklist:

1. An approved Architectural Change Request must be in hand by the resident before contractor starts roof replacement.
2. Materials must be placed on the roof as appropriate (if there are power lines/trees/cars in the way, it may be delivered on the homeowner's property on a pallet)
3. Contractor vehicles, workers, equipment, and ancillary apparatus shall be placed entirely within the property boundary of the roof(s) being replaced.
4. Noise from the roof replacement process must be quiet, below 60 decibels, prior to 7:30am and after 7pm. Roof replacement work must be performed Monday through Friday.
 1. An exception to this rule exists when there is a damaged roof situation potentially resulting in further loss to interior structure or personal property.
 2. In this case the minimum amount of work necessary to mitigate the aforementioned risk may be performed at any time and with the explicit notification to immediately adjacent residents to the roof being repaired.
5. Protective coverings or tarps shall be draped so as to direct debris from the roof replacement away from the resident structure, planting beds, structural appurtenances, and any such adjacent similar concerns.
6. Care shall be taken by the contractor staff to avoid damage to plants and structure. (Homeowner is also responsible for removing any valuable furniture/yard decor prior to install)
7. The roofing replacement system shall consist of the following components:
 1. Sheeting
 2. Drip Edge
 3. Flashing
 4. Ice and water barrier
 5. Sheeting vapor barrier and eve to peak overlap.
 6. Starter strip
 7. Shingle and nails per shingle
 1. Lifespan rating, color, tab style, installation pattern.
 2. When an adjacent roof is not being replaced at the same time and the sheeting is on the same plane as the replacement roof.
 8. Ridge vent
 9. Ridge And Hip cap
 10. Sealant caulk over viable nail heads
 11. Flashing and neck seals
8. Dryer vent hoods or coverings shall be designed and installed such that access to the inside of the hood and dryer vent tubing can be made to facilitate inspection and cleaning, without disrupting the flashing and seal

of the cover into the shingle lay. (We are only able to install what is available to us by our suppliers in this region)

9. All protrusions and covers above the roof shingle's surface, such as but not limited to flashings, vent pipes, flue pipes, and vent hoods, must be painted flat brown or black.
10. After the roof replacement has been completed and any further replacement debris has been removed, all rain gutters must be cleaned of any residual debris, and all gutter component lap joints sealed on the inside of the gutter. (We will clean and remove any residual debris; however, gutters are a separate entity to roofing and repairs/replacements must be specified by homeowner prior/during contracts. This applies to criteria 11 as well).
11. Any loose gutter and down spout brackets must be corrected and firmly attached to the structure. Any holes revealed in siding, trim, or fascia must be sealed using 100% white silicone seal and smoothed so as to minimize any visual evidence of the sealed hole. Clean loose debris (Siding, trim, and/or fascia is a different entity to roof and must be specified by homeowner).
12. Cleanup shall remove all evidence of roof replacement. Search surrounding areas for wind-blown loose debris.

****Additional vents, gutters, and siding are separate and is subject to additional costs if homeowner wishes for it to be repaired/replaced. ****