

Keys at Kure Beach Homeowners Association

RE-SHINGLING MATERIALS AND CONSTRUCTION SPECIFICATION
Revised 3/5/2008

This document describes the list of materials and construction methods that must be used when performing the re-shingling of any Keys unit during the period of January 1, 2008 thru December 31, 2010.

Shingles:

The approved shingles are manufactured by GAF (Elk has merged with GAF). The following shingles are approved:

- GAF Timberline Prestique High Definition 30, Color: Weathered Wood
- GAF Timberline Prestique High Definition 40, Color: Weathered Wood
- GAF Timberline Prestique High Definition Lifetime, Color: Weathered Wood

Drip Edge:

A drip edge helps to prevent entry of water at the edge of the roof. It also protects against wind lifting the shingles at the edge. Since the drip-edge is highly recommended by roofing contractors, the board has decided to make this mandatory. The drip edge should be white so that it matches the fascia on the unit.

Nails:

Galvanized or stainless steel nails must be used to attach the shingles to the roof sheathing as specified in section R905.2.5 of the North Carolina Residential Building Code. SIX nails per shingle are also required (section R905.2.6) as we live in a high-wind area. Nails may either be hand nailed or power nailed.

Roof/Attic Vents:

Roof vents should be used to vent any open attic space. It is recommended that each unit use the type of roof vent that exists on the roof currently. No attic fans should be added to units that do not already have them.

Surface Prep:

Prior to installing new shingles, the old shingles **MUST** be removed from the roof sheathing. In addition, any damaged roof sheathing **MUST** be replaced. Missing or damaged flashing **MUST** also be replaced.