

The Villas at Five Ponds Community Association



Roof Replacement Project



Pennsylvania
680 Sycamore Drive
Warminster, PA 18974
215-996-9966
215-794-2741 (fax)

New Jersey
79 US Hwy 202, #301
Ringoes, NJ 08551
908-237-3655
908-935-0519 (fax)



At Lemus Construction, all remodeling services are performed by certified employees with conscientious workmanship, helping us to achieve a consistently high level of quality unparalleled in the industry. An experienced account manager will be assigned to your project, including a post-installation review and all planning needed to ensure your satisfaction. We also invest in the ongoing training and education of all our employees. This investment ensures their understanding and strict adherence to safety standards as well as the manufacturers' installation guidelines. This is important as new, more durable, and better roofing materials become available and technical specifications change. This translates into state-of-the-art exterior system installations with quality and durability. Everything begins with our professional and courteous office staff – returning your calls, scheduling appointments, and responding to your needs - providing an unmatched level of customer service.

Replacing a roof is a substantial investment. The contemporary designs of roofing materials are not only visually appealing but also designed to provide durability throughout the lifespan of your property.

As you prepare for your home roofing installation, there are several things you can do to ensure the job unfolds as smoothly as possible.

We aim to deliver a professional experience and work as neatly as possible. Tearing off an old roof and installing a new one is a big project that takes up a lot of space around the perimeter of your home. By having a clear idea of what to expect as we begin your project, you're less likely to underestimate the entire process and the step-by-step procedure. This thorough planning allows us to complete your roof replacement in the shortest amount of time possible. To protect outdoor items from debris and ensure the installers can work as efficiently as possible, it is important to clear driveways and sidewalks before the crew arrives.

Monday through Saturday, the crews will set up at 7:30 a.m., and they will begin working on your roof at 8:00 a.m. They will work until dusk. Materials and a dumpster will be placed in designated areas; however, some materials will be displayed around your building as we move to each court.

Similarly, if you have patio furniture, grills, or other items on your patios, it is recommended that you move them into your unit or cover them with a tarp or plastic sheeting while the work is being performed. If items are not removed before the start of your building, Lemus Construction will remove or protect those items but will not be responsible for any damage.

In addition, we request that the Homeowner remove all window screens to prevent any accidental damage during construction. Even though Lemus Construction will be cautious about falling debris, it cannot guarantee that a screen will not be damaged during the project. Lemus Construction will protect the flowerbeds or landscaping around your home and perform a daily cleanup. If you have any concerns about some belongings, please follow up with your property manager and our office staff.

Experienced installers will work hard to minimize the dust and debris created during your roof installation. Still, there's no getting around the fact that material removal is a messy, dusty job.

If you have pets or young children, it's recommended that you arrange for them to stay with a friend or relative while the installation of your new roof takes place. The construction involved in tearing off the old roof and replacing it with a new one can be quite noisy, which may cause disturbance to your pets and small children. Many parents choose to keep their children indoors while construction crews are on-site, as construction equipment and materials can pose a hazard to children.

During a new roof installation, even experienced installers may not be able to avoid dust and noise completely. Such heavy construction activities can cause strong vibrations that may shift mirrors and photos hung on the walls. To mitigate the risk of any photo or mirror falling during the installation, it is better to remove any hanging frames or mirrors temporarily. Additionally, you may consider removing glass sconces or light fixtures that are attached to the walls.

Installing a new roof means nailing down thousands of shingles. As a homeowner, the last thing you want is to experience a flat tire caused by a construction nail. To avoid any accidents or damage, please move your vehicles and other items away from the driveway. This will ensure that your cars, children's toys, and other belongings will not be in the path of any falling debris or dust.

Expert exterior remodeling contractors perform a thorough clean-up once the new installation is complete. This includes using powerful magnets and special rolling tools designed to pick up nails.

HOMEOWNER RESPONSIBILITY COMPONENTS

The chart below provides information on all the additional components that may need to be replaced or added during the roofing project. Per your Association's bylaws, these items are the homeowner's responsibility and are considered non-optional.

Upon completion, you will receive an invoice, which is due thirty (30) days after receipt. The cost is based on the unit prices listed in the association's master agreement.

DESCRIPTION	UOM	PRICE
1/2" CDX plywood	Sheet	\$ 75.00
1/2" FRT fire-rated plywood	Sheet	\$ 90.00
Bathroom/dryer vent caps	Each	\$110.00
Bathroom/dryer vent attic connections	Each	\$115.00
Baffles	Each	\$ 7.00
Carpentry/siding repairs	Man Hours plus materials	\$ 65.00

We appreciate your patience and cooperation. All necessary steps will be taken to ensure site safety, and all trash and materials will be cleaned up at the end of each day. We are looking forward to a smooth project with your cooperation and assistance. Please remember that the new roof will add value to your home, and any inconvenience you may experience will only be for a very short time.

For any questions, you can always reach our office, you can find the contact information below:

Office	215-996-9966 option 2
Direct Line	267-742-1551
Text	267-742-1562
Fax	908-935-0519
E-mail	info@lemusconstruction.com

Sincerely,

Lemus Construction, Inc.
Your Exterior Project Specialist!

IMPORTANT NOTES

We have a few recommendations for you, BEFORE commencing the project:

Indoor Decorations	Please protect the interior of your unit by taking down any decorations on the walls. Also, nail pops and small cracks are common on the ceilings or walls during the roof replacement project. These are natural occurrences during construction and do not reflect the work being performed.
Outdoor Furniture and Decorations	Please remove, store, and/or protect any personal or decorative items placed on the exterior of your home. Remove all hanging flower baskets, shepherd's hooks, birdhouses, and pots of flowers in mulch beds, on decks, patios, and in front of your home.
Window and Door Screens	To avoid damage to all screens during the shingle removal, we ask that you remove and store your screens while the work is in progress.
Smart Device Security Cameras and Ring Doorbells	To avoid damage to any outdoor Smart Device such as cameras or Ring doorbells during the shingle removal, we ask that you remove Ring, Google Nest, doorbells, cameras, speakers, and spotlights as these items are fragile and store your devices while the work is in progress. Once we have completed your unit, you may reinstall your Smart Devices.
Attics	We suggest that you cover your belongings in the attic with a tarp or an old sheet. This will protect and prevent any debris from getting on the contents of the attic.

DURING the project:

If indoor/outdoor items are not removed or left unprotected prior to the start of your building, **Lemus Construction will relocate the outdoor items that pose a conflict but will not accept liability for any damage.**

Vehicles	While working on your building, all vehicles should be relocated away from your building. An ounce of prevention will eliminate any potential damage to your vehicle(s) and allow you to run your errands without obstruction. Driveways should remain empty during the day so workers may access the building and their equipment and other materials. Please have your cars relocated before 7:30 am
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Visiting Children & Pets	For everyone's safety, please refrain from having your children play outside of the buildings for the duration of this project. We also suggest keeping your pets away from any construction area.
Project Material Dumpster / Storage areas	It is strictly prohibited for the residents to be in or around the following areas: project material storage, dumpster, portable toilet, and storage container. The dumpster is for the project's construction debris only. Household trash and landscaping are not permitted to be thrown into the dumpsters.

NOTE: Failing to follow the recommendations stated above may cause damage. Any repairs needed will be the Homeowner's responsibility.

AFTER the project:

According to your Associations Bylaws interior repairs are the homeowner's responsibility. We are not expecting any major interior damage to the homes, but some nail pops and/or small cracks in the wallboard should be expected. Please schedule this repair once the roof installation is complete and the crews are no longer working on your building. Also, if you have any old or existing water marks from previous leaks, it is a good idea to treat them with Kilz primer to prevent the stain from bleeding through the new coat of paint.

Your Board of Directors has chosen the Best of the Best for your homes new Roof System



Manufacturing Defect Coverage*	Overall Coverage Period – 40 years and non-prorated period of 20 years		
	Covers Roofing System?	Yes , Entire System	Yes , Entire System
	Cost of Installation Labor Included?	40 years	40 years
Workmanship Coverage*	100% Coverage Period	5 years By Lemus Const.	25 years By GAF
	Misapplication of Flashings Covered?	5 years By Lemus Const.	25 years By GAF
	Installer Certified?	Yes	Yes
	Tear-off Costs Included? (when necessary)	Yes (For material defects only)	Yes (For material defects or workmanship)
	Disposal Costs Included? (when necessary)	No	Yes (For material defects or workmanship)
Problem Prevention	Exclusive 40-Point Factory Inspection?	No	Yes
Peace Of Mind*	Free Transfer?	Free	Free
	Good Housekeeping Protection on Roofing System?	Yes	Yes





The Weather Stopper® 3-Part Roof Protection Program Is Your Best Choice!

LIFETIME SYSTEM, THE BEST CONTRACTOR & THE STRONGEST WARRANTY!

Part 1: The GAF Lifetime Roofing System



GAF **LIFETIME SHINGLES** **GAF** **COBRA® ATTIC VENTILATION** **GAF** **ROOF DECK PROTECTION** **GAF** **LEAK BARRIER** **GAF** **STARTER STRIP SHINGLES** **GAF** **RIDGE CAP SHINGLES**



The GAF Lifetime Roofing System has earned the prestigious Good Housekeeping Seal, which means that Good Housekeeping stands behind the products in this system. (Refer to Good Housekeeping Magazine for its consumer protection policy. Applicable in U.S. only.)



Part 2: The Best Contractor

Fewer than 2 out of every 100 roofing contractors have been awarded GAF's Master Elite® status! They are truly the "best of the best" because they are:

- Required to Maintain Insurance
- Properly Licensed*
- Trained to Install GAF Products
- With an Established History of Installing Roofs in the Local Community

*Applies in states/provinces/territories where licensing is required.

Part 3: The Strongest Warranty

The strongest warranty protection anywhere—period. And the only warranty that includes an inspection of your finished roof performed by GAF's professional inspection team!†



†Inspection is limited to the GAF-covered components on your roof and excludes incidental components, such as gutters, skylights, etc.

Attn: Multi-family Property Owners/Mgrs:

The #1 Roof Leak is caused by failed plumbing pipe flashings

For individual owners it's very costly, for the entire complex it can be a disaster



Why? They are made from the absolute cheapest materials and are poorly designed. The result is failure long before the rest of the roof.

The Solution: The Lifetime pipe flashing is made from ultra-pure silicone, just like sand, it's made from silica and 100% stable in the sun. Most of all: it's all about the proprietary design.



The Ultimate Pipe Flashing®

- Available in both 24ga galvanized steel with Kynar® and 316L Marine grade stainless steel
- PVC compression collar keeps boot tight to the pipe for the life of the roof
- Large plate prevents leaking
- Guaranteed for the life of your roof* (really)
*SEE WEBSITE FOR DETAILS
- Flat to very steep slopes (handles all roof pitches)



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FROM LIFETIME TOOL® ROOFING SYSTEMS



LIFETIME
A LIFETIME TOOL SYSTEM COMPONENT™
BATH • DRYER VENT
Patents Pending



FOR SHINGLE ROOFS
DARK BRONZE ONLY



FOR METAL ROOFS
AVAILABLE IN (5) STANDARD COLORS



IT REALLY DOES TAKE ALL THIS!

90 MPH
WIND DRIVEN
RAIN TEST

Independent testing by Farabaugh Engineering

HOW'D THE OTHER GUYS DO?
NOT EVEN CLOSE

- Galvanized 24GA metal Kynar® clad cap locked onto a high temp. ASA polymer sub-cap for exceptional strength and impact, providing decades of extreme performance.
- Angled ASA structure allows for condensation drainage and protection from wind-driven rain with its built-in wind walls, weep holes and recessed EPDM noise bumpers.
- The gold anodized aluminum damper prevents white corrosion.
- Passivated stainless steel axle, 316L marine grade stainless fastener clips, along with black oxide stainless steel screws for easy removal and a lifetime of service.
- Removable snap-in stainless steel screen (for bath venting only).



