

Homeowner Responsibility Price List

Following, as discussed at the November 14, 2024, VFP Community “Shingle Replacement” meeting, is the contract price list (Exhibit B) for those items that potentially, as applicable, could be solely a homeowner’s individual financial responsibility.

The specific charges will vary from house-to-house, depending upon the individual issues identified and involved, and will be documented by the roofer to you - the homeowner - as the work progresses.

Note that some issues are “hidden,” that is they simply cannot be identified until the work on the house has commenced, and the “old” shingles and roof are removed to expose them for inspection.

It will be mandatory and required that all these issues, if any, be corrected during the roof replacement process. Failure to do so will affect the shingle warranty for the 4 attached home building. The only exception is the "Gutter Tune Up," which is optional.

Exhibit “B”
The Villas at Five Ponds Homeowners Association
Homeowner Responsibility Component

Description	Cost
½" CDX plywood	\$75.00/sheet
½" FRT plywood (fire resistant - if required)	\$90.00/sheet
Dryer/Bathroom vent caps (only)	\$110.00 each
Dryer/Bathroom vent - full installation	\$225.00 each
Baffles	\$7.00 each
Carpentry/siding repairs + materials	\$65.00/hour
Gutter Tune-Up (Optional)	\$175/Unit (house)
Attic Fan Removal:	
A. Retrofit wiring back to junction box (labor and parts)	\$125.00/unit
B. Plywood to recover opening (as required – CDX)	\$75.00/sheet
Skylight (Velux Model D06)	No longer available
Lifetime Tool “Ultimate” Pipe Flashing	No longer available
Tyvek Installation	\$2.00/sq. ft.
Masonry	No longer available