

## **River Ridge Roof Selection Information**

The following information is provided to assist you in your efforts to select a new roof;

Please keep in mind the following;

- 1) Due to damage caused by Hurricanes, roofing contractors throughout Florida are back logged and you should anticipate time delays.
  - 2) Concrete shortages have led to some delays in obtaining concrete roof tiles. Orders for roof tile can take anywhere from 2 to many months to fill. This situation is not unique to the approved River Ridge roof tiles. It applies to concrete roof tiles across the board.
  - 3) Make sure you factor the contractor and tile shortages and delays into your decision making process.
  - 4) Selecting the right roofing contractor is crucial to ensuring you get a good roof in a reasonable time period. You should ask potential roofers if they have a good (priority) relationship with the tile supplier. If they don't – your wait for tile will be longer. Some roofers have much faster access to concrete tile because of their "priority" relationship with the tile supplier. Also – some roofers are able to dispatch truck crews to other States like Colorado, where there is no shortage of concrete tile, and then have the tile trucked into Florida. Once you think you have the right roofer for your job, check them out with the Better Business Bureau of South East Florida at [www.bbbsoutheastflorida.org](http://www.bbbsoutheastflorida.org). You should make sure they do not have a long history of complaints and definitely not a history of unresolved complaints.
  - 5) If you need a new roof fast because of leaks you should get a contractor to either repair the leaks, blue tarp the roof, or begin the new roof process by having the old roof stripped and then drying-in a hot-mop roof.
  - 6) Over the past year more than a dozen homeowners in River Ridge re-roofed using the approved tiles and while some had some delays in tile order, none had a problem securing a contractor to dry-in a hot-mop roof and most got their tile in a reasonable time period if they selected the right roofer for the job.
  - 7) The following roof types are approved for use in River Ridge:
    - a) Cedar Split Shake
    - b) The following Concrete Tiles:
      - Monier Lifetile – Madera Colors: Mountainwood & Autumnwood
      - Monier Lifetile – Saxony Split Shake Color: Weathered Ash
      - Monier Lifetile - Cedarlite Colors: Ironwood & Silverwood
      - Hansen - Walnut Pebble Blend
      - Hansen - Rustic Shake Color: Putty
- Make sure you give this approved tile list to your roofer right away so they know the proper type of tile to order. Three of the above listed concrete tiles were added in the past 2 ½ years to give community members more options with respect to square weights, prices, colors, and styles.

All of the 5 styles of concrete tiles currently approved for use in River Ridge are still available and are being manufactured. Product information can be found at; [www.monierlifetile.com](http://www.monierlifetile.com) and [www.hansonrooftile.com](http://www.hansonrooftile.com). The web sites have product pictures and specifications and brochures can be printed. The sites also list distributors and authorized contractors who carry the products.