

The roof on your house is as important as the walls and the foundation. When the time comes for a new one, you should pay attention to cost, quality of roofing materials, expected life span of the shingles, color of the shingles and the built-in features under the roof.

While composition shingles aren't the only kind of roof found in Maplewood, they are by far the most common. The following specifications were adopted by the Architectural Committee (AC) to help you put on functional and good-looking roof. If you follow them, you will help yourself and Maplewood keep its solid property values.

Shingle specifications:

- Shingle colors must be shades of gray, brown, black, terracotta, dark green, dark blue or white.
- Shingles must be laminated.
- Shingles materials must be of asphalt composition on a fiberglass base.
- Shingles must be self-sealing.
- Shingles must be nailed with 4 roofing nails per shingle to a ½ inch minimum plywood or oriented strand board (OSB) deck. The deck must be nailed to the rafters with ringed-shank nails.
- The deck must be overlaid with nailed 30 lb. asphalt builder's felt.

- W-shaped valley flashing must be 20 inches wide.
- Patched shingles must blend with existing shingles.
- Roofs must be vented by ridge and soffit vents, gable vents or turbines.

Suggested brands:

- GAF Timberline
- Elk Prestique
- CertainTeed Firehale Architecture and High Sierra
- Owens-Corning Oakridge
- Tamko Heritage
- All 25, 30 and 40 year shingles

Other kinds of roofs:

- Slates
- Tiles
- Metal sheeting
- Pea gravel and corrugated metal roofs are not allowed on residences or garages in Maplewood.

Other considerations:

- Hail or high winds may damage any roof, old or new. Even if it doesn't look damaged, get an evaluation by your insurance agent and a roofing contractor.

- Ridge vents combined with soffit vents are more efficient than turbines. They increase air flow, moving heat and moisture out of the attic. They keep heat out of the house and lower air conditioning costs.

- Radiant barrier laminates on the underside of the roof deck or radiant barrier paint sprayed on the bottom of the deck and rafters will keep radiated heat out of the attic and lower air conditioning costs.

- Algae resistant shingles protect the roof against premature decay and fading.

- Updating your electrical service at the mast is a safety issue and must be permitted by the City of Houston.

Maplewood's deed restrictions:

The restrictions don't require AC approval for re-roofing. They do, however, limit colors and types of roofs as described in these guidelines. The AC will periodically adopt new guidelines as structures, materials and technologies change.

Emergency repairs:

Protect your home first. Make the necessary repairs and notify the AC of repairs that don't follow the requirements of the deed restrictions. The AC will work with you.

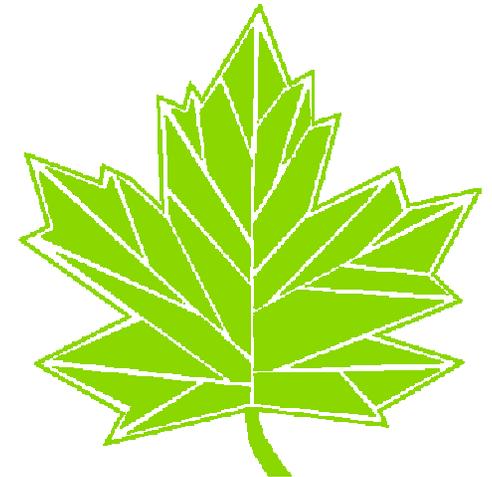
Architectural Committee:

- You can call on any member of the AC to report violations of the deed restrictions, discuss an AC notice of violation or any matter pertaining to the deed restrictions.

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Maplewood's Roof Guidelines



**Maplewood Civic Club
Architectural Committee**

www.MaplewoodCivicClub.org