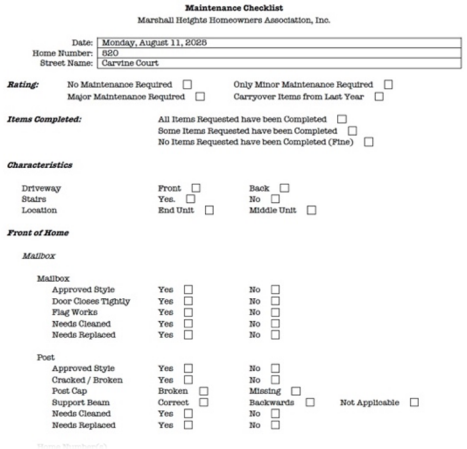
Marshall Heights Homeowners Association, Inc.

Exterior Specifications



Maintenance Checklist

Marshall Heights Homeowners Association, Inc.

Date: Monday, August 11, 2026
Home Number: 820
Street Name: Carvine Court

Rating: No Maintenance Required ☐ Only Minor Maintenance Required ☐
Major Maintenance Required ☐ Carryover Items from Last Year ☐

Items Completed: All Items Requested have been Completed ☐
Some Items Requested have been Completed ☐
No Items Requested have been Completed (Fine) ☐

Characteristics

Driveway Front ☐ Back ☐
Stairs Yes. ☐ No ☐
Location End Unit ☐ Middle Unit ☐

Front of Home

Mailbox

Mailbox
Approved Style Yes ☐ No ☐
Door Closes Tightly Yes ☐ No ☐
Flag Works Yes ☐ No ☐
Needs Cleaned Yes ☐ No ☐
Needs Replaced Yes ☐ No ☐

Post
Approved Style Yes ☐ No ☐
Cracked / Broken Yes ☐ No ☐
Post Cap Broken ☐ Missing ☐
Support Beam Correct ☐ Backwards ☐ Not Applicable ☐
Needs Cleaned Yes ☐ No ☐
Needs Replaced Yes ☐ No ☐

This document is designed to help all homeowners meet the requirements of the Architectural Control section of the governing documents to maintain *"...harmony of external design, color and location in relation to surrounding structures and topography..."*

This document lists the brand and specifications for all exterior architectural components that must match the original installation(s). The Marshall Heights Homeowners Association, Inc. Board of Directors does not specify where to buy replacements or upgrades. Prices provided are examples to aid in financial decisions. Notes at the bottom of each specification indicate when original components are no longer manufactured. Please read these notes carefully.

This is a *"living, breathing"* document that will be updated at least annually. Over the last eighteen (18) years, many homeowners have made alterations to some of these components without clear information of what was allowed or appropriate. These previous alterations will be allowed to remain until *"wear and tear"* require replacement. At that point, this document must be used to create consistency throughout the community.

Please remember that **ALL** Alterations must be submitted to the Association using the designated form on our management company's Vantaca portal. The quickest way to submit this form is by *"Submitting a Request"* using the appropriate link on the Vantaca portal. It is important that this Architectural Review Committee (ARC) Request gets approved before a contract is signed and work begins. Please keep approval letters with important house papers to document approved changes for future Association Board of Directors. Without an approval letter, the Association has the legal grounds to have you remove any alteration and return the property to its original condition.

Disclosure Statement: The components listed are provided for reference only and do not represent a complete catalog of all sizes, styles, finishes, or variations. Manufacturer offerings and component dimensions may change. Prior to purchase or installation, the homeowner is responsible for confirming all measurements, specifications, and compatibility for their townhome and for ordering the correct product(s). The developer, builder, and listing preparer assume no liability for errors, omissions, or differences between listed and actual component requirements.

Last Amended: July 22, 2026

Responsibility of the Homeowner:

The unit owner is responsible for the purchase price (including the installation charges) of all alterations, including direct replacement of existing components that have worn out due to normal *"wear and tear"*. The unit owner is responsible for maintenance, repairs, and upkeep of all alterations. Maintenance and upkeep must be consistent with the general standard prevailing at Marshall Heights Homeowners Association, Inc.

If the Association determines the alteration has become a nuisance or a hazard, falls into disrepair, becomes unsightly or infringes upon the right to free enjoyment of the common element, the Association shall have the right to cause the alteration to be removed at the unit owner's expense.

Purchasing Options:

Many of the enclosed components were provided by H. P. Starr Lumber Company when the original homes were built. H. P. Starr is now known as Lezzer Lumber Building Materials Centers. They have two locations:

Lezzer Lumber, 2134 Evans City Road, Zelienople, Pennsylvania 16063-3306
Telephone: (724) 776-2800
Store Hours: Mon. to Fri. - 7 a.m. to 5 p.m.; Sat. - 8 a.m. to 12 p.m.; Sun. – Closed

Lezzer Lumber, 1011 Pittsburgh Road, Valencia, Pennsylvania 16059-3231
Telephone: (724) 898-1501
Store Hours: Mon. to Fri. - 7 a.m. to 5 p.m.; Sat. - 8 a.m. to 12 p.m.; Sun. – Closed

Brenda works at the Zelienople location and keeps a file on the parts used during the original construction by Heartland Homes. If you need any information, you will need to let her know that you live in a Heartland Home in the Marshall Heights plan of Wexford, Pennsylvania.

So, most of these components can be bought online at the manufacturer's website, at a building materials website, at Amazon.com or in person at a big box warehouse (i.e. The Home Depot, Lowe's, Lezzer Lumber, etc.). Please note that many manufacturers produce similar looking components with small variances. If you deviate in Brand Name, Make, or Model Number provided here, you must get approval before making any purchase.

Marshall Heights Homeowners Association, Inc.

Exterior Specifications

Current as of: 07/09/2026

Item	Brand	Specification
Deck, Rear Only – Substructure Stain	Sherwin Williams	WoodScapes Rain Refresh Exterior House Stain with Self-Cleaning Technology, Acceptable Colors: Fireweed SW 6328 or any color under the Paint section below *(2025 List Price - $98.49 per gallon)*
Deck, Rear Only – Decking and Step Boards		Note: The only current requirement is that the decking and step boards must be in the brown or gray family of colors. Originally installed decks were builder grade. We recommend that you select a higher quality product, if altering the existing deck. See the following sections for railing and fascia requirements.
Deck, Rear Only – Fascia Boards for Substructure, Outside Stringers, and Risers	Azek Exteriors	Note: If you decide to install Fascia Boards to the outside edges of your deck substructure, outside stringers for your staircase, and/or risers for your staircase you must use a PVC trim board that is colored white and has a wood grain impression. Many companies produce this item. You are not restricted to using the product produced by Azek Exteriors.
Deck, Front and Back – Railing System	The Vinyl Answer	Railing Style: Americana Railing System, Color: White Upper Railing: 3.25" wide x 3.25" high x desired length Upper Rail Cap to Post: 3.5" wide x 5" high x 1.25" deep Upper 45° Rail Cap Adapter: 3.75" wide x 5.25" high x 2" deep Pickets / Spindles: Square, Outside Dimensions: 1.5" wide x 1.5" deep x desired height Lower Railing: 2" wide x 3.5" high x desired length *(rectangular)* Lower Railing Cap to Post: 3.375" wide x 5" high x 1.25" deep Lower 45° Rail Cap Adapter: 3.75" wide x 5.25" high x 2" deep Post Covers: 4" wide x 4" deep x desired height Post Cap: Classic for 4" x 4" post, Outside Dimensions: 6" wide x 6" deep x 2.75" high *(2 pieces)* Post Skirt: Outside Dimensions: 6" wide x 6" deep x 1.75" high Privacy Panel(s): Various sizes Note: Secondary Handrails that are Americans with Disabilities Act (ADA) compliant can be added to Privacy Panels and all Sections of the Americana Upper Rails. These are optional and are not required to meet HOA standards. This list is not all inclusive. Your railing system could have components that are not shown here. All these components must be ordered through H. P. Starr Lumber Company, now known as Lezzer Lumber. See contact information above and store hours. It is recommended that you take a picture of the part(s) that you need with you plus accurate measurements to ensure you get what is needed. Both the front and back yard railing systems vary greatly in design based on what was originally ordered when the home was built.

Item	Brand	Specification
Deck, Rear Only - Awning		Note: The following criteria were pulled directly from *Specifications for Retractable Awnings (2023 0805).pdf*. The original document has been eliminated from the portal. 1. Awnings are only allowed to be installed in the rear of the units over rear patios or decks. 2. The awnings cannot extend past the rear patio or deck. 3. The awnings shall be constructed of "Sunbrella" or similar acrylic performance fabric and shall have a straight edge. 4. The awning color and braiding shall be a solid color within the navy, brown, grey, black, burgundy, white or creme color families, or such other additional or alternative colors as approved by the Association's Board from time to time. 5. No decorative additions (including, without limitation, fringe or monograms) are permitted. 6. The awning hood must be white or light creme. 7. If a mounting board is needed, the awning must be attached to a pressure treated wood mounting board. The mounting board must be painted to match the siding. 8. The awnings may be operated by hand-crank or electric motor. If motorized, all wiring must be run into the interior of the town home unit. This work must be done by a certified electrician. 9. Electronic options such as wireless keypads, wind sensors, etc. must be itemized in the Request for Alteration Approval. 10. Awnings must be retractable.
Door, Front	Masonite	Fiberglass ¼ Lite Prehung Front Door with Grilles *(Model #1218397)*, 36" wide by 80" high, Color: Modern White. *(2025 List Price - $626.72 from Lowe's)* Note: The original door was manufactured by Therma Tru. They no longer make this style of door. You will need to select Left-hand or Right-hand Inswing based on your home's setup. The door frame, jamb, and brickmould will need to be painted. At least the outside of door will need to be painted. See Paint below for more information. You cannot change color from your original door's color.
Door, Front – Hardware	Schlage	Single Cylinder Handleset and Georgian Knob with Plymouth Trim *(Model #F60 PLY 619 GEO)*, Finish: Satin Nickel *(2025 List Price - $140.20 from Amazon)*
Door, Front – Kick Plate	Prime-Line	Kick Plate *(Model #MP4837)*, Finish: Satin Nickel, 34" wide by 6" high. *(2025 List Price - $34.00 from Lowe's)*
Door, Front – Electronic Lock		Note: If you change the deadbolt portion of the Door, Front – Hardware *(shown above)* to an electronic or keyless entry, the finish around the keypad needs to be Satin Nickel to match the rest of the Handleset and Kick Plate.
Door, Front – Storm Door	Andersen	4000 Series Full View Interchangeable Aluminum Storm Door *(Model #Build and Buy)*, Color: White or Black *(see note below)*, 36" wide by 80" high, Smooth Control Plus, Interchangeable Glass / Screen, Low-E Dual Pane Insulating Glass with Argon Blend, Hardware: Traditional Nickel. *(2025 List Price - $732.31 from The Home Depot)* Note: Pella or Andersen Full View Storm Door. You will need to select Left-hand or Right-hand Outswing based on your home's setup. No cross bars are permitted. The glass cannot be colored or stained or etched. Hardware must match the existing. Black front doors must have a black storm door. Gray front doors must have a white storm door.

Item	Brand	Specification
Door, Front – Home Numbers	Hy-Ko Products	Plastic House Numbers, Color: Black, 6" High *(2025 List Price - $8.14 each from Amazon)* Zero (0) – Part #A30210 One (1) – Part # A30201 Two (2) – Part #A30202 Three (3) – Part #A30203 Four (4) – Part #A30204 Five (5) – Part #A30205 Six (6) – Part #A30206 Seven (7) – Part #A30207 Eight (8) – Part #A30208 Nine (9) – Part #A30209 Note: For the following homes, these numbers will not fit due to a narrower door frame: 303, 309, and 311 Marshall Heights Drive; 500 and 506 Carvine Court. These 5 homes should see Mailbox – Home Number(s) for replacement numbers.
Door, Back	Therma-Tru	Fiberglass ½ Lite Prehung Back Door with Grilles *(Model #SSCD4E390LB)*, 36" wide by 80" high, Color: Unfinished. *(2025 List Price - $398.00 from Lowe's)* Note: You will need to select Left-hand or Right-hand Inswing based on your home's setup. The door frame, jamb, and brickmould will need to be painted. All exterior components of the Back Door need to be painted Extra White to match the aluminum siding. See Paint below for more information.
Door, Back – Hardware	Schlage	J Series Single Cylinder Deadbolt *(Model #JD60 619)*, Finish: Satin Nickel *(2025 List Price - $27.80 from Amazon)* Plymouth Knob Keyed Entry Lock *(Model #F51 PLY 619)*, Finish: Satin Nickel *(2025 List Price - $39.86 from Amazon)*
Door, Back – Storm Door	Larson	80 Series Split Full View Aluminum Reversible Hinge Storm Door with Retractable Screen *(Model #14604032E)*, Color: White, 36" wide by 81" high, with Retractable Screen, Low-E Glass. *(2025 List Price - $732.31 from Lowe's)* Note: Back Storm Door must be white on all homes. Hardware sold separately (see below).
Door, Back – Storm Door Hardware	Larson	Quickfit Lockable Storm Door Handleset *(Model #20297817)*, Finish: Brushed Nickel. *(2025 List Price - $74.00 from Lowe's)*
Door, Garage	Haas Door Wayne Dalton	Front of Home: Model #9622 Plain, Color: Polar White, with Glazed 6-Pane Glass Windows using Clear / Low-E glass and decorative handles. Door measures 7' high by 16' wide. or Back of Home: Model #8500CRWH167, Color: White, No Windows, No Decorative Handles. Door measures 7' high by 16' wide. 16.22 R-Value for Insulation.
Door, Garage – Crosshead		
Door, Garage – Exterior Keypad	LiftMaster	Wireless Keyless Entry System *(Model #G877LMMC)*, Color: Beige *(2025 List Price - $49.99 from LiftMaster)*

Item	Brand	Specification
Doorbell – Transformer	Auspow or Broan-NuTone	24-volt, 40-volt-ampere for Video Doorbells *(2025 List Price - $21.99 from Amazon)* or 16-volt, 20-volt-ampere for non-Video Doorbells *(2025 List Price - $37.99 from Amazon)*
Façade, Brick	Redland Brick	Cambridge Handmade #237 Antique Textured Oversized from Cushwa Plant
Façade, Soffit		
Façade, Fascia		
Façade, Corbel (or Dentil Block)	Fypon	Dentil Block, 5.5" wide by 3.5" high by 5.5" projection, Model #DTLB3.5x5.5x5.5, Color: White *(2026 List Price - $21.31 from https://fypon.com)*
Façade, Pediment	 Ekena Millwork Fypon	Triangular: or Mantel with Keystone: Endurathane Traditional Crosshead with Flat Keystone, Factory Primed, Model #CRH09X34KF, No Trim *(2026 List Price - $108.77 for the 34" wide version from Architectural Depot)* Note: The above pediment is only primed when manufactured. It will need to be painted Sherwin-Williams White – Extra White (SW 7006 / 257-C1) before being mounted. or Classic Crosshead with Keystone, Factory Primed, Model #WCH34X9K, Bottom Width – 34", Top Width – 39.5" *(2026 List Price - $117.96 for the 34" wide version from Wholesale Millwork or Brookside Lumbar / H. P. Starr)* Note: The above pediment is only primed when manufactured. It will need to be painted Sherwin-Williams White – Extra White (SW 7006 / 257-C1) before being mounted. Arched:
Façade, Lintel	Sherwin Williams DAP	Extra White SW 7006 / 257-C1 Exterior Semi-Gloss Latex Paint or equivalent and Dynaflex Ultra Exterior Sealant / Caulking, Color: Clear *(preferred)* or White *(2025 List Price - $8.78 for 10.1 oz. from Lowe's)*

Item	Brand	Specification
Façade, Shutter	Ekena Millwork	Lifetime Vinyl, Standard Two (2) Raised Panel Shutters with Installation Shutter-Loks and Matching Screws, 12" wide by 63" high by 1" deep, *(2025 List Price - $71.87 per pair from Architectural Depot)* Color: Black *(Item #LP2S12X06300BL)* Color: Paintable *(Item #LP2S12X06300PG)* Note: The Paintable shutters will need to be painted to match Front Door gray color. See Paint below. Shutters can be bought online at https://www.architecturaldepot.com . Bulk pricing is available. Prices shown are for 1 – 9 pairs of shutters. or These components can be ordered through H. P. Starr Lumber Company, now known as Lezzer Lumber. See contact information above and store hours.
Façade, Shutter-Loks	Ekena Millwork	Lifetime Vinyl Shutter-Loks, 5/8" wide by 3" Long, Pack of 12 *(2025 List Price - $9.67 per pair from Architectural Depot)* Color: Black *(Item #LVSL0012BL)* Color: Tuxedo Gray *(Item #LVSL0012TG)* Note: The caps of Tuxedo Gray Shutter-Loks will need to be painted to match Front Door gray color. See Paint below. Shutter-Loks can be bought online at https://www.architecturaldepot.com . Bulk pricing is available. Prices shown are for 1 – 9 12-packs of shutter-loks.
Gas Meter – Paint	Sherwin Williams	Color: Fireweed SW 6328 or Call Peoples Natural Gas at (800) 764-0111 from Monday to Friday, 7:00 a.m. to 5:00 p.m. for the original gray color.
Gutter	Custom Made	5" Seamless K-Style Aluminum Gutter, Color: Low Gloss White, *(Height – Back: 3.75", Height – Front: 3.5", Depth – Bottom: 3.25", Depth – Top: 5") (2025 List Price - $18.35 per linear foot installed using Modernize.com calculator)* Note: This does not include the cost of miters, end caps, downspouts, elbows, and associated hardware required to secure these to the home.)
Gutter Guard	Various	Any Gutter Guard designed for a 5" K-Style Aluminum Gutter can be installed to extend the life of the gutter. The only restrictions are it should not be seen from the ground level, and it should not alter the appearance of the roof line of the home.
Downspout	Various	Aluminum Rectangular Downspout, Color: White, 3.5" wide by 2.25" deep by 120" long. *(2025 List Price - $20.98 from GutterSupply.com)*
Lamppost, Street – Globe	Generation Lighting	Lancaster 3-Light Outdoor *(Model #8239-12)*, Color: Black, 11.75" wide by 24" high. *(2025 List Price - $217.74 from The Home Depot)* Note: This globe has a straight spire on top versus the loop originally installed. The globe is 3" shorter and 1.75" narrower than the original.
Lamppost, Street – Pole	Solus	7' Outdoor Direct Burial Lamp Post with Dusk to Dawn Photo Sensor *(Model #7-320NCA-BK)*, Color Black *(2025 List Price - $89.06 from The Home Depot)*
Lamppost, Street – Light Bulb(s)	Luxrite	Dimmable LED Light Bulb *(Model #LR21596-6PK)*, 5-watt *(60-watt equivalent)*, 4000k *(Cool White)* color temperature, E12 Base, Clear Glass. *(2025 List Price - $31.95 from The Home Depot)*
Lamppost, Street – Photocontrol	NSi Industries / TORK	Outdoor 120-volt Photocontrol – Replacement *(Model #RKP301)*, *(2025 List Price - $11.49 from Amazon)*

Item	Brand	Specification
Lamppost, Street - Stabilization	Sakrete or Silka	Fast Setting Concrete Mix *(Model #354502999)*, 50 pounds *(2025 List Price - $6.91 from Lowe's)* or Mix-in-the-Bag Expanding Polyurethane Post Setting Foam *(Model #483503) (2025 List Price - $16.28 for 33 fl. oz. from Lowe's)*
Lamppost, Street – Electrical Wire Protection	JM Eagle	1" Schedule 40 PVC Conduit *(Model #67462)*, 10' length *(2025 List Price - $10.27 from Lowe's)* Note: Additional PVC joints may be needed to fully protect the electrical line as it extends from the home to the bottom of the lamppost.
Lamp, Front Door	Generation Lighting	Lancaster 2-Light Traditional Wall Lantern Sconce, *(Model #8039-12)*, Color: Black, 10" wide by 20.5" high by 11.75" deep. *(2025 List Price - $141.16 from The Home Depot)*
Lamp, Front Door – Light Bulb(s)	Luxrite	Dimmable LED Light Bulb *(Model #LR21596-6PK)*, 5-watt *(60-watt equivalent)*, 4000k *(Cool White)* color temperature, E12 Base, Clear Glass. *(2025 List Price - $31.95 from The Home Depot)*
Lamp, Deck	Generation Lighting	Lancaster 1-Light Traditional Wall Lantern Sconce, *(Model #8067-12)*, Color: Black, 7.75" wide by 14" high by 7.5" deep. *(2025 List Price - $70.98 from The Home Depot)*
Lamp, Deck – Light Bulb(s)	Luxrite	Dimmable LED Light Bulb *(Model LR21662-6PK)*, 12-watt (100-watt equivalent), 4000k *(Cool White)* color temperature, E26 Base, Clear Glass. *(2025 List Price - $59.99 from The Home Depot)*
Lamp, Back Door	Generation Lighting	Lancaster 1-Light Traditional Wall Lantern Sconce, (Model #8037-12), Color: Black, 7" wide by 12" high by 7" deep. *(2025 List Price - $57.72 from The Home Depot)*
Lamp, Deck – Light Bulb(s)	Luxrite	Dimmable LED Light Bulb *(Model LR21662-6PK)*, 12-watt (100-watt equivalent), 4000k *(Cool White)* color temperature, E26 Base, Clear Glass. *(2025 List Price - $59.99 from The Home Depot)*
Mailbox	Parsons	Architectural Plastic Standard Mailbox *(Model #PL10B020)*, Color Black, 7.9" wide by 9.6" high by 19.4" deep *(2025 List Price - $17.28 from Lowe's)*
Mailbox – Post	Architectural Mailboxes	Whitley 4" by 4" White Polymer Mailbox Post *(Model #WP000WAM)*, Color: White *(2025 List Price - $64.97 from Lowe's)* Note: Replacement Parts are available at the Architectural Mailboxes Genuine Parts store online (https://shopamdirect.com/collections/whitley-wp-series). The parts available include the top Whitley Post Finial, Whitley End Cap for the Support Arm, and Whitley Cross Arm Support.
Mailbox - Support	Severe Weather	Southern Yellow Pine Pressure Treated Lumber *(Model #Y2L40408-GC)*, 4" by 4" by 8' *(2025 List Price - $12.18 from Lowe's)*

Item	Brand	Specification
Mailbox – Home Numbers	Hillman	Die Cast Aluminum House Numbers, Color: Black, 4" High *(2025 List Price - $6.72 each from Amazon)* Zero (0) – Part #841616 One (1) – Part # 841618 Two (2) – Part #841620 Three (3) – Part #841622 Four (4) – Part #841624 Five (5) – Part #841626 Six (6) – Part #841628 Seven (7) – Part #841630 Eight (8) – Part #841632 Nine (9) – Part #841634 Note: The house number needs to be placed on both sides of the mailbox post, so emergency vehicles can quickly determine addresses from either direction. So, you will need two (2) sets of your house numbers. They should be placed vertically beginning 1" below the bottom edge of the horizontal mailbox support beam. Each number should be centered and have 1" spacing from the bottom of one number to the top of the next number.
Mailbox - Stabilization	Sakrete or Silka	Fast Setting Concrete Mix *(Model #354502999)*, 50 pounds *(2025 List Price - $6.91 from Lowe's)* or Mix-in-the-Bag Expanding Polyurethane Post Setting Foam (Model #483503) *(2025 List Price - $16.28 for 33 fl. oz. from Lowe's)*
Mailbox Installation – USPS Requirements	USPS	The bottom surface of the mailbox *(lowest point of mail insertion)* must be between 41" and 45" above the flat road surface. The front surface of the mailbox must be between 6" and 8" from the closest flat road surface *(to ensure adequate space for a snowplow to operate)*.
Paint	Sherwin Williams	Black – Tri-Corn SW 6258 / 251-C1 Gray – Peppercorn SW 7674 / 236-C7 White – Extra White SW 7006 / 257-C1 All paints are Exterior Semi-Gloss Latex or equivalent. Provide the Marshall Heights account #7241-6894-3 for a discount. Note: Original Pittsburgh Paints colors are no longer available.
Roof – Shingles (Limited replacement of Current Materials)	Owens Corning®	Oakridge Pro 30® AR Dimensional Shingles, Color: Onyx Black 110 mph Wind Resistance with four (4) nail installation 130 mph Wind Resistance with six (6) nail installation 25-year Algae Resistance limited warranty No Impact Resistance guaranteed *(2025 List Price - $43.48 for 32.8 sq. ft. Bundle from Lowes)*

Item	Brand	Specification
Roof – Shingles (Total replacement of Current Materials)		Note: When doing a total roof replacement, the HOA will only dictate you have to use one of these three major brands, you must use Architectural / Dimensional shingles, and you must use the color indicated for each brand. The quality currently installed is the lowest asphalt quality. We have provided the next two higher quality level products within each brand. Feel free to upgrade to a higher quality asphalt product. You cannot change to a different material (i.e. metal). We highly recommend that all other parts of a roofing system are evaluated and replaced. See related sections here.
	GAF	Timberline Natural Shadows (NS) Shingles, Color: Charcoal 110 mph Wind Resistance with four (4) nail installation 130 mph Wind Resistance with six (6) nail installation 10-year Algae Resistance limited warranty No Impact Resistance guaranteed *(2025 List Price - $41.98 for 32.8 sq. ft. Bundle from Lowes)* Timberline HDZ Shingles, Color: Charcoal 110 mph Wind Resistance with four (4) nail installation 150 mph Wind Resistance with six (6) nail installation 25-year Algae Resistance limited warranty Class 3 Impact Resistance *(2025 List Price - $46.48 for 32.8 sq. ft. Bundle from Lowes)* Timberline UHDZ Shingles, Color: Charcoal 110 mph Wind Resistance with four (4) nail installation 150 mph Wind Resistance with six (6) nail installation 30-year Algae Resistance limited warranty Class 3 Impact Resistance *(2025 List Price - $52.78 for 32.8 sq. ft. Bundle from Lowes)*
This section is continued on the next page!	Owens Corning	Oakridge Pro 30® AR Dimensional Shingles, Color: Onyx Black 110 mph Wind Resistance with four (4) nail installation 130 mph Wind Resistance with six (6) nail installation 25-year Algae Resistance limited warranty No Impact Resistance guaranteed *(2025 List Price - $43.48 for 32.8 sq. ft. Bundle from Lowes)* TruDefinition® Duration® Dimensional Shingles, Color: Onyx Black 110 mph Wind Resistance with four (4) nail installation 130 mph Wind Resistance with six (6) nail installation 25-year Algae Resistance limited warranty Class 3 Impact Resistance *(2025 List Price - $46.48 for 32.8 sq. ft. Bundle from Lowes)* TruDefinition® Duration Flex® Dimensional Shingles, Color: Onyx Black 110 mph Wind Resistance with four (4) nail installation 130 mph Wind Resistance with six (6) nail installation 25-year Algae Resistance limited warranty Class 4 Impact Resistance *(2025 List Price - $76.07 for 32.8 sq. ft. Bundle from Lowes)*

Item	Brand	Specification
Roof – Shingles (Total replacement of Current Materials) *(continued)*	Certainteed by Saint-Gobain	Landmark® Shingles, Color: Moiré Black 110 mph Wind Resistance with four (4) nail installation 130 mph Wind Resistance with six (6) nail installation 25-year Algae Resistance limited warranty Class 4 Impact Resistance *(2025 List Price - $43.98 for 32.8 sq. ft. Bundle from Lowes)* Landmark® Pro Shingles, Color: Max Def Moiré Black 110 mph Wind Resistance with four (4) nail installation 130 mph Wind Resistance with six (6) nail installation 25-year Algae Resistance limited warranty Class 3 Impact Resistance *(2025 List Price - $55.99 for 32.8 sq. ft. Bundle from Rings End)* Landmark® Premium Shingles, Color: Max Def Moiré Black 110 mph Wind Resistance with four (4) nail installation 150 mph Wind Resistance with six (6) nail installation 30-year Algae Resistance limited warranty Class 4 Impact Resistance *(2025 List Price - $Unknown for 32.8 sq. ft. Bundle from Lowes)*
Roof – Leak Barrier		Note: Regardless of the brand or quality of replacement Shingles selected above, each of these components of a properly installed roof system should be discussed with the installer and must be correctly installed to protect the interior of the home.
Roof – Deck Protection		Note: Regardless of the brand or quality of replacement Shingles selected above, each of these components of a properly installed roof system should be discussed with the installer and must be correctly installed to protect the interior of the home.
Roof – Starter Shingles		Note: Regardless of the brand or quality of replacement Shingles selected above, each of these components of a properly installed roof system should be discussed with the installer and must be correctly installed to protect the interior of the home.
Roof – Attic Ventilation		Note: Regardless of the brand or quality of replacement Shingles selected above, each of these components of a properly installed roof system should be discussed with the installer and must be correctly installed to protect the interior of the home.
Roof – Accessories		Note: Regardless of the brand or quality of replacement Shingles selected above, each of these components of a properly installed roof system should be discussed with the installer and must be correctly installed to protect the interior of the home.
Roof – Ridge Cap Shingles		Note: Regardless of the brand or quality of replacement Shingles selected above, each of these components of a properly installed roof system should be discussed with the installer and must be correctly installed to protect the interior of the home.
Siding, Vinyl	Mastic by Ply Gem	Carvedwood 44, Double 4.5" Dutch Lap Vinyl Siding with Woodgrain Finish, Color: White Note: Alcoa sold their home exterior division to Mastic in 2006. Mastic was subsequently acquired by Ply Gem.

Item	Brand	Specification
Window – Grille	Andersen	Foyer: Livingroom / Bedroom: 2852 Narroline Double Hung Wood Grille *(Part #9038802)*, Interior Color: White, Exterior Color: White, 28 11/16" wide by 28 7/32" high, three (3) squares wide and two (2) squares high. *(2025 List Price - $78.38 each from Andersen Windows Parts Store)* Kitchen: 3432 Narroline Double Hung Wood Grille *(Part #9038814)*, Interior Color: White, Exterior Color: White, 36 11/16" wide by 16 7/32" high, four (4) squares wide and two (2) squares high. *(2025 List Price - $81.10 each from Andersen Windows Parts Store)* Note: Replacement screens need to be ordered through https://parts.andersenwindows.com . Each window requires two (2) grilles. One for the upper sash and one for the lower sash.
Window – Screen	Andersen	Foyer: Livingroom / Bedroom: 2852 Narroline Double Hung Screen *(Part #1610133)*, Color: White, 31 7/8" wide by 62 27/32" high. *(2025 List Price - $85.40 from Andersen Windows Parts Store)* Kitchen: 3432 Narroline Double Hung Screen *(Part #1610145)*, Color: White, 39 7/8" wide by 38 27/32" high. *(2025 List Price - $71.51 from Andersen Windows Parts Store)* Note: Replacement screens need to be ordered through https://parts.andersenwindows.com .
Window – Replacement		All Alteration Requests for replacement windows must use *Andersen* or *Pella* Double Hung Windows in white with the same interior grille pattern currently used throughout the community. Windows should be low-e Argon gas insulated windows with a removable white Insect Screen.
Window Well – Cover	Boman & Kemp Manufacturing	Polycarbonate Egress Window Well Cover *(SKU #5342605236236, MFG #2605236)*, Color: Clear, 52" wide by 36" deep. *(2026 List Price - $158.09 from White Cap at https://www.whitecap.com/en-us/product/52quotx36quot-expanded-metal-grate-boman-kemp-53420215236)* Note: There are multiple sizes of this grid. We have not measured every safety grate in the community to determine which sizes were used. Please make sure you accurately measure your window well. This clear cover should not be used without the wire grid shown below. This clear cover has minimum weight bearing capacity without the grid in place below it. If stepped on, it could present as a safety hazard.
Window Well - Grid	Boman & Kemp Manufacturing	Steel Bar Safety Grate *(SKU #53420215236, MFG #20215236)*, Color: Copper, 52" wide by 36" deep. *(2026 List Price - $193.99 from White Cap at https://www.whitecap.com/en-us/product/52quotx36quot-expanded-metal-grate-boman-kemp-53420215236)* Note: There are multiple sizes of this grid. We have not measured every safety grate in the community to determine which sizes were used. Please make sure you accurately measure your window well.