

ADDENDUM 1
RICHLAND PUBLIC HOUSING
476 GARDEN HWY. YUBA CIY, CA 95991

1. Our bonding company does not like the wording in the contract regarding the warranty. I understand the 20 year manufacturer warranty on the product and that's fine, but I disagree on the workmanship warranty. Contractors will ultimately be responsible for the 5 year workmanship warranty of the roof because they will be the one entering into the contract, if low bid. They can require a guarantee from the subcontractor, but if the sub fails, it falls back on them as the principal. This needs to be clarified. If given a five year warranty we will need to charge a surcharge per year for the additional 4 years.

Workmanship warranty should be for one year as per California contractor law.

The Housing Authority has been requiring an additional two to four years of warranty period beyond the minimum one year that is required by the State license board on all roofing projects for the past 6 years. The General Contractor is always the responsible party for warranty work as they are the only party under contract with the Housing Authority, subcontractors only enter into contract with the General Contractor. The reason for the additional warranty period is that funding for projects of this type is sometimes hard to identify and in the past with dry years or just the timing of the year when the roof was installed it may be more than 12 months before a leak becomes apparent and the Housing Authority is left trying to locate additional funding for repairs. The Housing Authority is willing to lower the additional warranty period to two years, for a total warranty period of three years.

2. There is a 1"X4" on top of the 2"X8" fascia under the metal flashing, will we be required to replace it along with the flashing?

No, only the 2"X fascia should be installed and a new 1 ½" metal roof edge installed prior to roofing.