

Project Profile

12-Building HOA Community Roof Replacement

About Post House

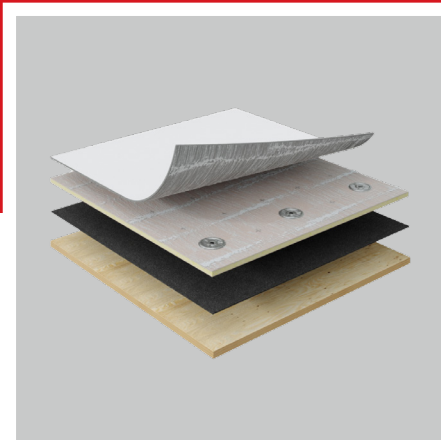
When a 12-building Homeowners Association reached out to A1 Roofing for budgeting assistance on their aging modified bitumen roofing system, the partnership between A1 Roofing — a GAF Chairman's Circle Contractor* — and GAF technical services helped expand the scope of the opportunity and led to a complete redesign of the community's roofing system.

"We knew this was a major investment for the community," said Kevin Reilly, Director of Sales and Estimating at A1 Roofing. "Our goal was to provide not only a premium roofing system, but also a turnkey experience where the client felt supported every step of the way."



Challenges

A1 Roofing conducted a comprehensive inspection across all 12 buildings, including core samples to assess existing conditions, thermal scanning, and visual assessment. Core cuts revealed that there was a single layer of modified bitumen roofing directly above the wood substrate. This allowed the team to specify a roof recover as opposed to a full replacement. They also discovered the building was insulated from the attic space, making additional insulation unnecessary. In their detailed inspection report, they also noted the original fascia boards had not been installed correctly, and had rotted out, leading to replacement of all the fascia boards, soffit, gutters, and leaders.



Project Summary

- Solution: Single-Ply
- Completed: December 2024
- Building Type: Residential Multi-Family HOA
- Scale: 12 Residential Buildings, 631 squares

Featured Materials

- EverGuard® TPO 60 Mil Membrane
- EnergyGuard™ HD Polyiso Cover Board
- GAF Quick Spray LV-50 Adhesive
- GAF TPO Covertape

Job Details

- Location: Westbury, NY
- Client Type: Homeowners Association
- Roof System: GAF 60 mil TPO with HD Cover board
- Guarantee: 20 year GAF Diamond Pledge NDL Guarantee
- Contractor: A1 Roofing — GAF Chairman's Circle Contractor*

GAF Project Profile

Post House

Solution

To postpone costly and disruptive tear-offs, A1 Roofing proposed a recover system featuring GAF EnergyGuard™ HD (High-Density) Polyiso Cover Board mechanically fastened over the decking, topped with GAF EverGuard® TPO 60 mil Membrane adhered using GAF Quick Spray LV-50 adhesive. The roof also included new skylights, hatches, and penetration flashings.

Working directly with GAF to design a submittal package specifically tailored to their buildings helped the property manager and HOA board feel comfortable with the proposed recover.

"We were able to simplify and improve the entire design," Reilly noted. "By recovering the system, and by leveraging GAF experience, we saved the community both time and money on this project — without sacrificing performance."

GAF suggested a phased plan that included completing one of the dozen roofs as a form of "proof-of-concept." The owners had previously worked with another vendor and had been unsatisfied with both the installation and quality. Part of A1 Roofing's challenge included bringing that prior work up to GAF's specifications. After completing the first building to everyone's satisfaction, the community immediately authorized the remaining 11 buildings.

"A1 Roofing is proud to be a GAF Chairman's Circle Contractor, which reflects our commitment to quality craftsmanship and the strength of GAF's 20-year system guarantee," said Reilly.

The collaboration between A1 Roofing and GAF delivered a wide range of benefits to the HOA client, including a fast approval process, a single point of contact, access to high-performing materials, installation services, and system guarantee. The project was also completed with zero disruptions to residents.

About the Contractor

A1 Roofing is a premier commercial and residential roofing contractor proudly serving Long Island and the tri-state area since 1981. As a GAF Chairman's Circle Contractor and GAF 3-Star President's Club* member, A1 Roofing is recognized as an elite partner for both low-slope and steep-slope systems. These designations represent GAF's highest levels of certification for quality, performance, and service.

"We believe doing great work goes hand in hand with doing the right thing," says Kevin Reilly, Director of Sales and Estimating. "That's why we created A1 Cares, our nonprofit initiative focused on giving back through local service projects, outreach, and support for those in need. Our goal is to build more than just roofs — we're building trust and stronger communities."



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