
ROOFING FREQUENTLY ASKED QUESTIONS



1) How can a homeowner recognize when a roof system has problems?

Knowing when to replace a roof is one of our most popular questions. There are several key signs that indicate roof replacement is in order, such as:

Bucking and curling shingles.

Bucked shingles occur when moisture in the attic space causes nails to push out of place and loosen the shingle. This compromises the shingles' performance and exposes the roof to the elements, which can result in leaks and even more moisture damage.

Algae growth.

Bacteria from algae eat through the shingles, especially if they are low-cost shingles that are made primarily of limestone. According to the Department of Energy, cool roofs are more susceptible to algae formation, although any roof color can experience algae growth.

Missing granules.

Asphalt roofing shingles are made up of small granules. When these granules come loose, it can impact the shingles' performance. You can locate missing granules by looking for fragments in the gutter system.

Missing shingles.

Professional roofing contractors are highly skilled at roofing installation and keeping shingles in place. However, these can blow away in the wind or become loose as they age. Missing shingles can allow rainwater into the home.

Mold in the attic.

This is one of the most concerning aspects of roof replacement. Mold forms in areas such as the rafter beams and the plywood on the underside of the roof.

The background of the image shows two construction workers in silhouette, standing on a roof. They are wearing hard hats and safety vests. The sky is a warm, orange glow from a setting or rising sun. The roof structure is dark, with some vertical rebar visible on the right side. A yellow rectangular box is overlaid on the image, containing text.

These are only a few of the signs for when it's time for roof replacement. Requesting an in-home estimate can provide more insight on when to replace a roof.

2) What are my options if I decide to reroof?

You have 2 options: a) a full roof replacement OR b) a re-cover of the existing roof system.

A complete roof replacement requires that your entire existing roof system be redone. This involves a “tear-off” of your existing system and is a full-blown roofing process. Cost depends on the type of shingle, style, and warranty/durability you choose. Talk to your local roofing professionals to get advice on what best suits your needs and your budget.

A re-cover of your roof system is the less demanding option. This process involves only the installation of the new roof system, meaning that it is a far more expedient and cost-friendly re-roofing option. However, building code requirements do not always allow for multiple re-roofs so if you’ve done this more than once before, then you may need a complete roof replacement. Talk to your local roofing professionals to ask about local building code requirements.

3) My Roof Leaks. Do I Need To Have It Replaced Completely?

A leaking roof is a bad thing.

However, it doesn't necessarily warrant a complete roof replacement. How much repair and work needs to be done on your roof depends on the level of damage caused by leaking. Talking to a professional is the best way to know whether only minor repair OR a full roof replacement is necessary. There are many problems that can lead to a roof leaking, which is why it's important to inspect your roof periodically and check for common warning signs.





4. Can I do the work myself?

Most work should not be do-it-yourself.

Most work should not be do-it-yourself. Professional roofing contractors are trained to safely and efficiently repair or replace a roof. Novices can harm a roof with improper roofing techniques and severely injure themselves by falling off or even through a roof in need of repair or replacement. Homeowner maintenance should be confined to roof inspections in both the fall and spring to check for cracked or curling shingles, and for cleaning rain gutters filled with dead leaves and other debris. If you must see the roof for yourself, use a firmly braced or tied-off ladder equipped with rubber safety feet. Wear rubber-soled shoes and stay on the ladder (and off the roof) if possible.

5) How Long Can I Expect My Roof System To Last?

20 Years.

That is the life expectancy of the average roof system. The life span of a roof system is determined by several factors, like roof system design, building structure, material quality, material suitability, proper installation, periodic maintenance, local climate, and much more. Material quality is especially important because some roof system types such as clay tile, slate, and (certain) metal can last longer. When choosing the materials for a new roof (or when hiring a professional, make sure to check the warranties on the materials. Most roofing manufacturers offer warranties on their products and you should be wary of any manufacturer that doesn't.

6) How do I know what type of roofing shingle is best for my roof and my budget?

- 1. A) The first thing to consider when evaluating the cost of your roofing project is to determine whether you will need a complete roof replacement OR a re-cover of your roof. The former is a far larger roof project and thus more expensive, while the latter is a smaller project and therefore less expensive.
- 2. B) The next question to consider is what material you will use. Roofing materials range in aesthetic appeal, durability and cost. Shingles, for example, are an inexpensive roofing solution, while high-end slate will cost a pretty penny. Do your research on what fits your aesthetic appeal (you're going to be living with this roof for a long time) and then determine if it is within your budget range.
- 3. C) Finally, you'll want to consider your house's architectural style. The more "valleys," angles and "hard-to-get" spots you have, the more your roof project will cost.

7) What will a new roof system cost?

The price of a new roof system varies widely, depending on such things as the materials selected, contractor doing the work, home or building, location of the home or building, local labor rates, and time of year. To get a good idea of the price for your roof system, get three or four proposals from reputable contractors in your area. Keep in mind that price is only one factor, and it must be balanced with the quality of the materials and workmanship.

For each roofing material, there are different grades and corresponding prices. There also are a variety of styles and shapes. You need to look at the full product range and make a choice based on your budget and needs.

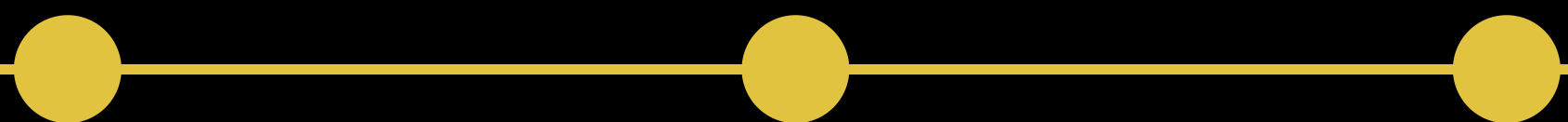
Within the roofing profession, there are different levels of expertise and craftsmanship. Insist on a contractor who is committed to quality work.

8) Will a New Roof Lower my Energy Bills?

If your roof is old and underperforming, roof replacement can help lower energy bills. It's ideal that the attic remains close to the outside temperature, but overheating during the summer is a sign of inadequate ventilation. This can directly cause the HVAC to work in overdrive. A new roof lowers energy bills with ventilation and sound materials that prevent excess drafts and water leaks.

9) Is New Roofing a Good Investment?

Quality roofing can be a great investment for your home. New roof installation includes:



Improved home value with 60%+ ROI.

Increased curb appeal with varying shingle colors that add depth to the home.

Potential energy savings with professional roof installation.