

Shingle Roof Replacement Buyers' Guide



By

Bartlett Homes

Roofing, Windows, & Siding

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Replacing the roof on a house is a big investment. This guide will answer many of the questions homeowners have when making the decision to hire a roofing contractor and replace their roof.

The following are signs that may indicate that your roof needs replacing:

- Missing or cracked shingles
- Blistering or peeling paint
- Shingle, sheathing or siding decay
- Leakage in the attic after heavy rains
- Stains on interior walls or ceilings
- High energy bills
- Shingle edges are curled, or shingle tabs are cupped
- Bald spots where granules are missing

Your roof is at least 20 years old; while most shingles today are produced for durability, many factors can accelerate the aging of shingles.

Neighbors are getting new roofs. Homes built around the same time and experiencing the same types of weather conditions means that your roof is nearing the end of its useful life

The roof just looks old and worn

Dark streaks. Airborne algae cause dark streaks on roof decks. While this may not necessarily harm the roof shingles, it may does not look good.



Figure 1: Algae Stains
www.owenscorning.com



Figure 2: Moss Growth
www.owenscorning.com

Moss can grow on roof surfaces that don't get much sunlight especially in cool, moist climates. Moss holds moisture against the roof surface and overtime in freezing climates can cause damage to the granules on the top of the shingles.

If you have any of these problems, be sure to call a reputable professional to inspect for damage or wear.

WHAT ARE SIGNS OF STORM DAMAGE?

Strong Winds can cause shingles to blow off the roof. Leaks can result from the areas where shingles are missing. The adhesive seal that provides a water-shedding surface can also break, and it is not easy to see the damage.

Potential signs of wind damage:

Missing shingles

Thin horizontal lines where granules have been worn off about 1-2 inches beneath the shingle above; this could indicate that the shingle seal was broken, and the shingle was flapping in the wind rubbing against the shingle above it

Hail can damage your roof by leaving dents in your shingles, soffit, etc. It can bruise a shingle causing an indentation that may be hard to see but that can crack the shingle allowing water to leak over time.

Possible signs of hail damage:

Other hail damage around the house; dents on cars or other items on your house or in your yard

A distinct pattern of small round-shaped divots on the edges of the shingles

Indentations in the shingle where granules are missing

A large pile of granules at the end of your downspout; a small amount is normal, especially on new shingles



Winter can cause havoc on your roof. Leaks can be caused by an ice dam. Ice dams are the most common damage causing problem to roofs. **Ice dams** form when snow sits on the roof for a time, melts and refreezes. As this melt and refreeze pattern continues, water travels downward then freeze again as it reaches the eaves and forms a dam at the edge which causes water to get under the shingles and damage eaves and gutters. The melting and freezing cycle happens when a roof is not properly vented causing heat to escape through the shingles. To prevent this from occurring, be sure your roof is properly ventilated, and gutters and downspouts are kept clear of debris. Ice and water barrier underlayment will help to prevent this leaking from occurring. If snow does build up cautiously rake it from the edges or hire a roof contractor to properly shovel the snow from the roof.

The quick answer to that question is.... It depends.

How much value a new roof can add depends on the condition of the old roof. The more the

improvement, the more value it will add. Further upgrades add more. Architectural style shingles will add more value than traditional styles.

A new roof can add value in other ways. Is the new roof energy efficient? An energy efficient, properly insulated roof can reduce energy bills. The roof will also mean fewer repairs and maintenance costs to you.

If you are selling your house. A new roof will add curb appeal attracting more potential buyers. Some buyers are willing to pay more for a home with a new roof that was professionally installed. They know won't need to be replaced soon. A home inspector will recognize that it was installed properly and since most warranties transfer to the new homeowner that will give the peace of mind.

To get an idea of the value a new roof can add, look at your neighbors' homes. Do they have a new roof? What is the value of their homes?

The best way to get an accurate value of your home is to speak with a Realtor and get an appraisal.

CAN I INSTALL A NEW ROOF OVER THE OLD ONE?

Some homeowners or contractors will install a new layer of shingles over the old one to save time or money. Most roofing contractors do not recommend this for several reasons. In some areas building codes don't allow this. The homeowner or contractor should always check with the city, township, etc. before installing shingles over old ones. By not removing the old shingles, the contractor cannot see if there are other problems underneath such as rotten or missing wood. Removing the old layer also allows access to install new protective membranes to keep the roof watertight. Shingles installed on each other often tend to buckle. Doubling the roofing layer adds significant weight that the roof structure may not be designed to withstand. While not removing the old layer may save time and money initially, the lifespan of the roof is drastically reduced and will need to be replaced sooner. Most roofing manufacturers will not cover warranty claims when their materials are installed over old.



Possible Hidden Damage

WHY SHOULD I HIRE A PROFESSIONAL ROOFING CONTRACTOR?

Many people try to do their own home repairs. It is easy to look at instructions and videos online and try to tackle a repair themselves. When it comes to roof repair, however, hiring a professional is worth it.

A professional roofer has years of experience. No video can give you the knowledge that comes from years of training and practice. A professional roofer also knows about the materials and tools needed

to get the job done correctly. Roofing is more complex than it initially seems and missing a small point can lead to problems later. An experienced roofer will also know where to look for the root of the problem, what caused the leak or damage in the first place. A professional roofing company will be licensed and insured. New roofs installed by a professional company come with warranties. DIY projects can't get help for faulty work or materials.

Climbing up on a roof is dangerous work. Falls from roofs are a common occurrence. A professional roofer has been trained in the proper way to move materials to the rooftop and has all the safety equipment and experience needed to get the job done safely.

Repairing or replacing a roof is a big job. It can take a professional roofing crew two or more days to finish a home. A DIY job will take much longer as it lacks the proper tools, equipment, know-how, and man power. A Do-It-Yourselfer will need to look up instructions and refer to reference materials while a professional already knows how to get the task completed. Not only is getting it done quickly more convenient, but the roof is exposed during the process, which can result in further or new problems.

Doing it yourself, as opposed to hiring a contractor, doesn't save as much money as it might seem. Roofing companies can get materials at a discounted rate, so they get better quality materials for the dollar. A DIY project will most likely require purchasing new tools. There are long term costs resulting from mistakes, improper materials and installation. Professionally roofed homes have fewer maintenance costs in the long run.

If there is a possibility you will be selling your home in coming years, hiring a professional adds value to your home. In addition to design and curb appeal, a home inspector will recognize a professionally installed roof. Warranties will transfer to the new owner and they will also have access to the information on the roof's materials and construction. These things give potential buyers peace of mind therefore making your home more desirable.

Before you climb onto your roof, consider all the benefits of hiring a professional to get the job done right.

HOW DO I CHOOSE A ROOFING CONTRACTOR?

Not all roofers are the same. When hiring someone to work on your home you should consider their experience, stability and qualifications to ensure you will receive quality results.

1. Do they specialize in your type of roof? Each roof type requires specific knowledge about the materials and installation of that type. A roofer who is not a specialist in your type may not have the appropriate experience.
2. Are they properly licensed and insured? Not having the correct insurance leaves the homeowner at risk for costly lawsuits.



Resource: Contractor Qualification Checklist

3. How long have they been in business? Are they local to your city/town or did they just come to town following some storms? Do they have a showroom for you to view samples and colors?
4. Do they use quality, warrantied materials and equipment?
5. Are they professional and on time? Did they explain the work in terms you understand? Will they give you a written estimate?
6. Do they hire sub-contractors or have employees working on your roof? The quality of the work and workmanship guarantee is far better when the contractor hires, and monitors employees as opposed to sub-contractors on a job to job basis.
7. Do they have recommendations or reviews available for you?
8. Do they require payment upfront or after you are satisfied with the work? A contractor that is honest and confident in their workmanship will not require payment until the job is completed to the homeowner's satisfaction.

WHAT ARE THE BENEFITS OF A SHINGLE ROOF?

Shingles are the most common type of residential roofing material.

Asphalt shingles are the less expensive than the other options like wood, slate or metal materials. Shingle roofing needs very little maintenance and therefore a low maintenance cost. They are easy and inexpensive to repair. Asphalt shingles are durable and long-lasting with many warrantied for 30-50 years.

Shingles are treated to be waterproof and keep moisture away from your roof structure. This material is sturdy and flexible enabling it to fit many roof designs. They are lightweight and suitable for almost any home structure. Fire-resistant shingles help to protect your home.

Shingle roofs are easy to install. A professional roofing contractor can install a new roof in just a couple of days.

Shingles come in a variety of colors, textures and designs. The most common is the 3-tab design. New architectural designer styles have a two-layer dimensional appeal and can mimic the look of other roofing materials. There is a shingle look to match any home.

HOW DO I CHOOSE A STYLE AND COLOR FOR MY HOME?

Choosing the colors and styles of the new shingles can be a tough decision. This roof will be around for 20 to 50 years. Take time to compare the options to decide you can enjoy for years.

Consider the climate and energy saving possibilities. One study by the U.S. Department of Agriculture (Research Paper FPL–RP–543) found that the plywood decking of black roofs was 10°-15° warmer on sunny days than white roofs. In darkness, the roof temperature was the same. Typically, other colors show little to no difference in temperature. A more significant factor, however, in roof temperature is proper ventilation.

Coordinate with the existing color of the home's exterior. While other exteriors and features can be changes, brick is permanent. Roof color should work with the brick color first then consider the other features. Don't try to match the roof to the exterior exactly. This will result in a boring, monotone look. It is nearly impossible to match the colors exactly and one or the other may fade with time. Go with colors that complement each other. Gray or black shingle colors work well with gray and blue homes. Homes that are shades of brown look best with brown, tan or a mix of the two. If the home is white a gray or black roof gives it a traditional look. Other colors can be more flexible and leave more options for personal taste. If the existing or new exterior is varied in colors and shades, a less varied roof will prevent the overall look of the home from being too "busy". If the home exterior is plain, a multi-dimensional color adds interest. Dark colors also tend to make the house look small where light colors make the house look larger or taller.

Get real life shingle samples and compare them at the actual home. Look at them in different lighting, time of day, shade, and weather as these can change the tone of the shingle color.

Don't just consider colors. Complement the architecture of the home. Be sure to match the shingle style with the architectural style of the house. There are many different shingle styles available, simple 3-tab traditional, architectural or dimensional styles and luxury styles. Some of these premium shingles mimic the look of other roofing materials such as slate or clay.



*Dimensional –Owens Corning™
Redefinition® Duration® Designer
Colors Collection in Summer Harvest*



*3-Tab –Owens Corning™
Supreme® in Desert Tan*



*Architectural –Owens Corning™
Berkshire® in Colonial*

Will the home be on the market soon? Neutral colors such as tans, browns, black, or gray tend to appeal to more potential buyers. Choose colors that complement the neighborhood and neighbor's houses. Don't match so they all look the same unless that is the norm for the neighborhood. If there is a Homeowners Association, check with them to see if there are any restrictions or guidelines.

Other options to consider are special material created for specific needs such as algae or impact resistant. If the home's location makes it more apt to have algae grow on the roof or is in an area that tends to get severe weather and hail, these types of roofing may be a valuable option.

Take a drive and look at other homes in the neighborhood to see what is appealing. Browse magazines and pictures for ideas. Ask the contractor's advice. They have done hundreds of roofs and have experience to know what looked nice and what did not. Most roofing manufacturers have software and tools on their website that allow the homeowner to virtually try different options on their homes.

Taking time and consideration to make a choice on the best roofing style and color is worth the effort.

HOW MUCH DOES A NEW ROOF COST?

Replacing a roof is a big project. There are a lot of factors that a roofing contractor considers when preparing an estimate for a homeowner.

- Size:** Roofers measure in "squares" which is equal to 100 square feet. The more squares, the more material, labor, and so on that will be needed to complete the project.

- Pitch:** Pitch refers to the steepness of the slope of the roof. A steep roof will require more safety precautions, more preparation and staging, and more or different equipment. It will also determine the types of materials used to ensure the roof is watertight and long-lasting.

- Existing Roof Type:** The type of roof that is being replaced also affects the costs as well as how many layers of old roofing materials are there. Time and costs to remove and dispose of the old roof are a factor in the total roof replacement quote.

- New Roof Style:** The materials and style of the new roof plays a part in the final estimate. Asphalt shingles are a cost-effective material and come in differing styles and prices.

- Materials:** In addition to the shingles, there are other materials needed to complete a roofing project. Underlayment, replacement decking, ventilation system, insulation, and types of fasteners needed all come in to play.

- Access:** How easy is it to get to the roof? How high is the roof? Are there obstacles to accessing the roof? The more difficult it is to access the roof, the more the cost may be to replace it. Some contractors have special equipment that make access easier and safer.

- Finishing Details:** Finishing touches that result in a good-looking roof, details such as painting and neat flashing might also be taken into consideration by a roofing contractor when preparing the estimate.

- Permits:** If special permits need to be purchased to complete the job, these will also factor into final cost.

- Repair:** Is there damage to the roof, deck, or soffit and fascia? If these will need to be repaired

before a new roof can be installed there may be additional notes on the estimate sheet.

•**Chimneys, Skylights, etc.** If there are chimneys, skylights, or other roof obstacles these will need to be inspected and determine if they will need new flashing, repair, seals and if they make it difficult to work around when installing the new roof.

•**Gutters & Downspouts:** Are the gutters and downspouts in good condition? This is another possible cost to replacing a roof that the contractor and homeowner can discuss.

•**Taxes:** Depending where you live, there may be taxes on materials and labor costs.

•**Other:** A reputable, honest roofing company will carry all the proper insurance, and licenses. These can be very expensive and may influence a contractor's labor costs as well as the experience of the company and its crews.

When you are reviewing your roofing, estimate keep in mind that price isn't the only factor. Do you feel comfortable meeting with the contractor and feel they were knowledgeable? Do they have a solid background and reputation? If so, then they may be the best choice, even if not the lowest total price.

WHAT DO WARRANTIES MEAN?

Most roofing material companies offer warranties on their products. It is important to know what the warranties cover before using a warranty to determine the products and contractor you choose.

Manufacturer's warranties usually offer coverage when there is a defect in the materials that causes leaks. This coverage is limited to when normal conditions exist. Often environmental damage such as wind, hail or ice damage is not covered. Manufacturer's coverage will typically cover the cost of replacing the materials, not the labor to do so. They also do not cover replacing the entire roof, just repairing or replacing the defective areas.

Manufacturer's warranties often exclude damage due to pre-existing conditions of the roof. If the shingles were installed improperly or the roof structure and gutter design was faulty, coverage may be denied. Many warranties are prorated, meaning the longer the roof is on your home the less coverage you have.

While a good warranty to cover defects is important, choosing your contractor is more so. A qualified contractor will know what type of material to use on your roof and how to install it properly, reducing the possibility of roof leakage. Your contractor will also recognize potential problems such as structure, drainage and ventilation and address those ahead of time, so they won't damage your new shingles in the future. A reputable contractor will offer a labor warranty to cover any issues that may arise for additional peace of mind. Some contractors are recognized by the manufacturer who may offer additional workmanship guarantees.

When considering your new roof investment, be sure to look at the coverage warranties offer and especially the quality and knowledge of the company installing them.

HOW LONG DOES IT TAKE TO INSTALL A NEW ROOF?

A quality roofer may be booked several months in advance, especially during the spring and summer months.

Replacing a roof is a labor-intensive project and, depending on the type of roof, could take anywhere from a few days to 2 or more weeks. The time involved is substantially affected by the weather. Wind, snow, rain, or even just the forecast of bad weather and will slow the process considerably.

Another factor that affects the length of the project is the condition of the decking. Once the old roof is removed, damage to the wood and structure under the old roof may be exposed. Repairing this damage can extend the duration of the project.

For built-up roofs, removing and replacing the roof will probably proceed at a rate of approximately 1,500 square feet per day. For single-ply roofs, the rate is closer to 2,000 to 4,000 square feet per day. Careful planning and close project management can reduce some of the delays caused by bad weather.

While replacing your roof, it is a good time to also replace old or damaged gutters, downspouts, soffit and fascia so as not to cause damage to the new roof when making these repairs later. This will also add to the amount of time needed to complete the job.



RESOURCES

COMMON ROOFING TERMS

Roofing terms glossary to help you communicate with your roofer.

It is important to understand what needs to be replaced or repaired. If you don't understand your roofer's estimate, ask for further explanation.

Felt - a barrier that protects the roof deck from moisture

Eave - The part of the roof that extends beyond the edge

Eave Vents - screens that allow fresh air into the attic

Downspout - connected to the gutter, downspouts carry water to ground level, away from the foundation

Dormer - smaller roof set into the larger roof

Dry Rot - deterioration of wood caused by prolonged moisture

Flashing - waterproof construction at intersections of planes and openings in the roof

Fascia - connects the roof to the soffit, where gutters are attached

Soffit - Covers the underside of the roof overhang

Gutters - carries rain off roof and into downspouts to move away from foundation

Diverter - a metal piece that moves water away from an opening when gutters can't be used.

Hip - the intersection of two sides of the roof that form a sloping ridge from top to bottom

Ridge - the intersection of two roof planes that form a horizontal peak

Ridge Vent - an exhaust vent that runs along the peak of the roof to allow air to escape the attic

Pitch - the slope of the roof

Underlayment - the layer of protective material between the deck and shingles

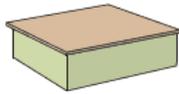
Deck - the base of the roof, usually wood or plywood

Valley - the area where two sloping roof sides join at an angle to allow water runoff

Square - A measurement term referring to the surface area of the roof. 100 square feet, usually 10' X 10" area

TYPES OF ROOF DESIGNS

Roof designs vary greatly from low-slope to steep-pitch and any number of sides. Each has their own challenges. It is good to know what style roof you have.



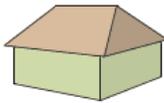
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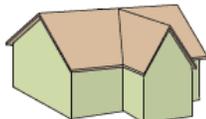
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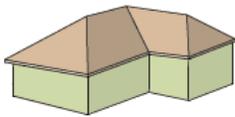
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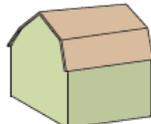
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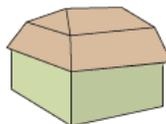
cross-gabled



cross-hipped



gambrel



mansard

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Most gables are between 4/12 and 8/12 pitch with the ridge across the center.

Flat Roof - Just as the name suggests, a flat roof is just that. Uncommon on residential buildings, flat roofs are the most commonly found on commercial structures. They are prone to leaking since water does not quickly flow off the roof. Heavy snow will sit on the roof and cause collapse.

Lean-to/Shed Roof - Simply one side with a slope, with varying pitch, this type of roof removes water quickly.

Gable Roof - This is the most common roof in residential construction. Most

Hipped Roof - A Hip roof has 4 sides and one ridge. This style carries water quickly to the edges and provides good wind protection.

Gambrel Roof - This is like a traditional barn roof. It has sides with different pitches which allows for more interior space.

Mansard Roof - This roof has steep side slopes and is flat on top. Often this roof has a second floor under the roof with dormers. **Dormers** are interruptions in the roof used to get windows into roofs. Normally this is done on a sloping attic area to increase standing room for bedrooms and to permit light or views

Cross Gabled Roof - This style roof has two or more gables that intersect creating a more interesting look.

Cross Hipped - For a cross hipped roof, the two hip roofs are laid out perpendicular to each other.

ROOFING CONTRACTOR QUALIFICATION CHECKLIST

Replacing the roof on your home is a BIG investment . . . Finding the right contractor can be OVERWHELMING. Everyone will tell you they are the BEST man for the job. Be sure you ask all the right questions when making the DECISION to replace the roof over your family's heads.

Use this checklist to be sure you ask all the right questions.

	Estimate #1	Estimate #2	Estimate #3
They have been in business for a long time and have the same ownership?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
They are properly licensed in Idaho State?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
They have current worker's compensation insurance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is their insurance under the proper classification, Residential Roofing? (Residential Roofing PA Code)			
They specialize in asphalt shingle roofing?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Work is done by employees, no sub-contractors?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Payment is accepted after work is completed?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The estimate was detailed & easy to understand?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
They use quality, warranted materials?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
They offer a workmanship guarantee?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The equipment is safe and up-to-date?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
They can protect your home and landscaping from damage and debris?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
They have a local showroom and warehouse?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
They have a track record of happy customers with high ratings and customer reviews? (Facebook Business Page, Google Business Reviews and High rating with Better Business Bureau.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>