

# The Windows on Washington Comprehensive Guide to Roofing



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## Introduction

A new roof system is a sizable investment in your home. There are many individuals and companies out there offering roofing services, but only a fraction of them are qualified and capable of giving you the products and services you and your home deserve. Whether you choose the wrong contractor, improper techniques or inadequate materials, roofing mistakes may be costly and can compromise the integrity of your home. Windows on Washington offers our *Comprehensive Guide to Roofing*, designed to guide you through the process from deciding if it is time to replace your roof to conducting a final inspection of your newly installed roof. We have included a number of handy checklists to make the process as easy and straightforward as possible. Our goal is to help provide consumers with the information they need to make informed decisions about what is likely their most valuable asset, their home.



# Is It Time For a New Roof?

An aging roof will begin to show signs that it might be time to consider replacement. Many homeowners think that the lack of any active or visible leaks means their roof is 'good enough'. Not so. The optimal time to replace a roof is *before* it begins leaking. When your roof begins to show the following signs of major wear, it is time to start shopping for a new roof. This way, you have adequate time to carefully consider your options and properly qualify a roofing contractor. Looking for the signs that a roof has worn beyond repair can save you money, extensive emergency repairs and homeowner headaches down the road.

## Leakage

A roof leak is a serious sign that your roof must be repaired, and more often than not, replaced. Ignoring roof leaks or doing a quick, band-aid fix puts many of the other parts of your home at significant risk. If you spot a leak or have repeatedly repaired the same leak without success, you should have a complete professional inspection to identify the cause. Sometimes, if a specific reason can be found for the leak, the roof can be repaired and made sound. What may at first appear to be a roof leak may often point to a flashing issue. Without sound, tight flashings around all of the areas of your home including chimneys, vents, skylights and junctions, incoming water can cause damage to walls, ceilings, insulation and electrical systems.

## Rain Slots and Notches

When it comes to your roof, leaking is certainly a bad sign, but it isn't the *only* sign. If you have a roof with asphalt or fiberglass shingles, take a look at the rain slots (notches) between the tabs. If the notches are significantly wider than they are on new shingles, are rounded off on the corners, or the surface of the shingles is bent, warped, cracked, curled or dented, it is a good idea to have a complete inspection of your existing roofing system to identify how much life is left in the materials.

## Shingle Granules

Another sign that your roof has seen better days is a build up of shingle grit and granules in your gutters. The older the shingles get, the more cast off granules you will see. Likewise, if you inspect your shingles, and see much of the asphalt layer peaking through the colored granule coating, your roof is at the end of its life. If your roof is metal, note any damage, rust or loose panels. For roofs constructed from tile or wood shingles, damaged or loose shingles indicate it is likely time to replace your old roof. If you have a flat roof, fish mouth seams and UV degraded surfaces indicate that replacement is in the near future. A careful and educated inspector can likely diagnose these signs of aging and tell you how much life is left in the roof.

## Storm and Other Damage

It is possible that your existing roof is not very old but has suffered some severe weather damage. This could simply be the result of a very strong storm, or could be caused by improper installation of the existing roof system or construction with substandard materials. In these cases, you should examine any warranties you have and ask your insurance providers about coverage. Start doing your homework with regard to roofing systems so you'll be ready to make an informed decision when the time comes.



## So you have determined that you need a new roof. Now what?

We know that when you are considering a new roof for your home, you have many important questions.

- What will the return on investment be? Is it worth it?
- What roofing system do you need?
- Is the roof properly ventilated or will changes need to be made?
- What type of roof is most appropriate for your home and climate?
- How do I choose the right contractor?
- How do I prepare for installation?
- What do I need to be aware of after installation?

# Whether staying in or selling your home, what solutions best fit your needs?

## Return on Investment

There are many benefits to a new roofing system. Some homeowners balk at the cost of a roof, especially if they are planning on selling their home. Yes, a roof is a significant investment, but like any sound investment, there are returns. Because of the added value of a major home improvement like a roof, you can often expect a percentage of your investment back against your expenditure. We call this the return on investment, or ROI. A professionally installed roof with a strong warranty is a great feature and provides added value when selling your home. In today's competitive real estate market, features that add value and curb appeal can make all of the difference when it comes to listing price, selling price and how quickly a home is sold. An aging roof is a very hard sell for any potential buyer because of the fear of being saddled with a costly, unplanned repair or replacement after the significant expense of purchasing a new home.

Owning a home is something most of us strive for, but the realities and responsibilities of home ownership are significant. As a homeowner, you know that maintaining your home is an ongoing responsibility that can be time consuming and expensive. You have to carefully weigh your options and decide which home improvement projects will add value to your home. Combined estimates put a quality roofing system at approximately 65% return on investment. This means that you will recoup around 65% of each dollar spent on this particular home improvement when you sell your home. Because a new roof has a likely lifespan of 20 or more years, it is worth investing in quality materials and expert professional installation from the start. Spending wisely once to secure the best materials and most proper installation means no additional, unforeseen expenditures down the road.

## Energy Savings

In addition to your return on investment, when considering a new roofing system there are a number of other factors to take into account. A professionally installed roofing system from a trusted manufacturer can help you significantly reduce your energy costs and make your home more comfortable. Some of today's quality roofing systems have increased insulating values. Likewise, "cool" roofing options from manufacturers like Englert, Certainteed Solaris, Firestone, Decra and Classic Metal Roofing Systems can increase your heat deflection and save you even more money in energy costs.

## Comfort Level

One of the most important things your roof does is keep the temperatures within your home stable and comfortable. An old roof is far less likely to do its job to keep warm air in during colder winter months and keep your home cool during the warmer summer months. This can increase your energy cost significantly in just one season, not to mention the compounding long-term costs.

## Additional Benefits

Beyond return on investment and energy savings, there are also safety issues. Old roofs nearing the end of their usable life may present some possible safety hazards like water damage and the associated risk of health compromising mold and mildew. Additionally, an old roof is far more likely to suffer significant damage during inclement weather like high winds, heavy snowfall or a severe storm.

A structurally sound roofing system using the best available materials is an investment in your family's home. A nice looking and expertly constructed roof can add to the curb appeal of your home for your own enjoyment or when you are selling your home. A quality roof installed by a reputable roofing contractor will help you stay safe, comfortable and may reduce your energy costs.





# Choosing a Roofing System & Materials

When the time comes to select a new roof, some important factors to consider include the type of material, style, color and investment. There are various materials available and they offer varying benefits like ENERGY STAR ratings, esthetic appeal, cost, life span and more. A knowledgeable roofing contractor can help you understand the benefits of the different materials and weigh your options to find the best fit for your individual taste, budget and home. Consider these questions when choosing the right materials for your home:

- How long will my new roof last?
- Is the roof suitable for my area's weather & climate?
- Is the roof too heavy for my home's existing roof framing?
- Is the roof properly ventilated?
- Does the roof have enough slope?
- Will the roof complement the style of my home?
- Are eco-friendly or green roofing materials right for my home and area?
- Is the roof I am considering permissible by the local building codes and/or HOA guidelines?
- How much will my new roof cost?

## Asphalt Shingles

The majority of homeowners choose asphalt shingles due to low cost, straightforward installation and resiliency. Standard asphalt shingles are available in many color choices, which make them a nice choice for any architectural style. They are available in traditional 3-tab shingles or thicker laminated "architectural" shingles. Asphalt shingles are made of either a paper fiber mat (better suited for cold weather and wind resistance) or fiberglass (offers better fire and moisture resistance) impregnated with asphalt and coated with mineral granules. Typically, asphalt shingles will offer you one of the lowest priced options. On the other side, asphalt shingles have a lower insulative value and a shorter lifespan than many other roofing materials now available.

***Observed Life Span: 15 to 30 years***

## Wood Shingles and Shakes

Wood shingles and wood shakes are available in a range of woods including cedar, redwood and pine. Wood shingles are machine cut, while wood shakes are hand cut for a more rustic look. It is possible to purchase fire-resistant treated Class A wood shingles for an additional cost. Wood shingles and shakes can add attractive architectural details to bungalows and historic properties. Wood is a natural product and thus greener in some ways, but sustainability can still be an issue. Although very attractive, wood roofing systems are high maintenance, can have poor fire ratings and tend to rot, split and mold over time. If you like the look of wood, but want something more affordable with less maintenance, you might consider metal roofing or synthetic shingles that mimic the look of wood without the drawbacks.

***Observed Life Span: 10 to 20 years***



### Metal (Steel, Aluminum, Tile and Copper)

Metal roofing offers some of the coolest roofs available, both in architectural style and temperature. Available in copper, aluminum, and stainless steel, metal roofs often contain a significant percentage of recycled material. Metal roofing provides high thermal/solar reflectance and incredible durability, lasting on average nearly twice as long as wood or asphalt. Metal shingles are significantly lighter than most other roofing materials and very resistant to bad weather and wind lift. Metal shingles are available in many styles and generally mirror the look of traditional roof coverings like shingles, slate and tile. With metal, you can get the architectural style you want with the price you want in an environmentally friendly material you can feel good about. This makes metal roofing systems a good choice for nearly any style home.

**Observed Life Span: 30 to 50+ years**

### Recycled Synthetic Shingles

Recycled synthetic shingles, which are created from plastic or rubber, can be a great alternative to natural wood shingles or shakes. The shingles are shaped to mirror the look of wood or slate. Unlike traditional wood shingles, recycled synthetic shingles are UV-resistant, more moisture insensitive, can be more fire-resistant and have a longer lifespan. Some of the available recycled synthetic shingles offer a comparable lifespan to fifty-year asphalt shingles.

**Observed Life Span: 30 to 50 years**

### Clay & Concrete Tiles

While clay tiles are non-combustible and very durable, they are very heavy and require additional roof framing. Clay roofing tiles are available in lighter colors, which can reflect over 50% of solar energy and adhere to cool roof standards. Concrete roofing tiles also offer a great look and value to your home. Concrete tiles are versatile and come in many design options - colors, shapes and textures - to give homeowners many choices. Roof tiles are made from natural clay or concrete. Tile roofing materials are very durable and offer minimal maintenance. They are naturally fire-resistant, offer a significant level of insulation and have high impact and wind lift resistance. Tile is appealing primarily for homes in a Mediterranean, European or Mission style. The downsides of natural clay and concrete tile are weight and price.

**Observed Life Span: 30 to 50+ years**

Product	Weight/Square	Lifespan
Asphalt (3-tab)	190-250 lb.	15-20 yr.
Asphalt (laminated)	240-320 lb.	20-30 yr.
Metal (coated steel)	80-150 lb.	30-50 yr.
Plastic Polymer	70-300 lb.	30-50 yr.
Clay Tile	600-1,800 lb.	30-50+ yr.
Concrete Tile	550-1,000 lb.	50+ yr.
Wood (cedar)	200-350 lb.	10-20 yr.

# Understanding the Basic Roof System Components

Most roof systems are comprised of five essential components:

## Roof Coverings

This can include shingles, tile, slate or metal along with an underlayment that protects the sheathing from exposure and weather.

## Sheathing

Which includes the boards or sheet materials that are fastened to the roof's rafters to cover your house or structure.

## Roof Structure

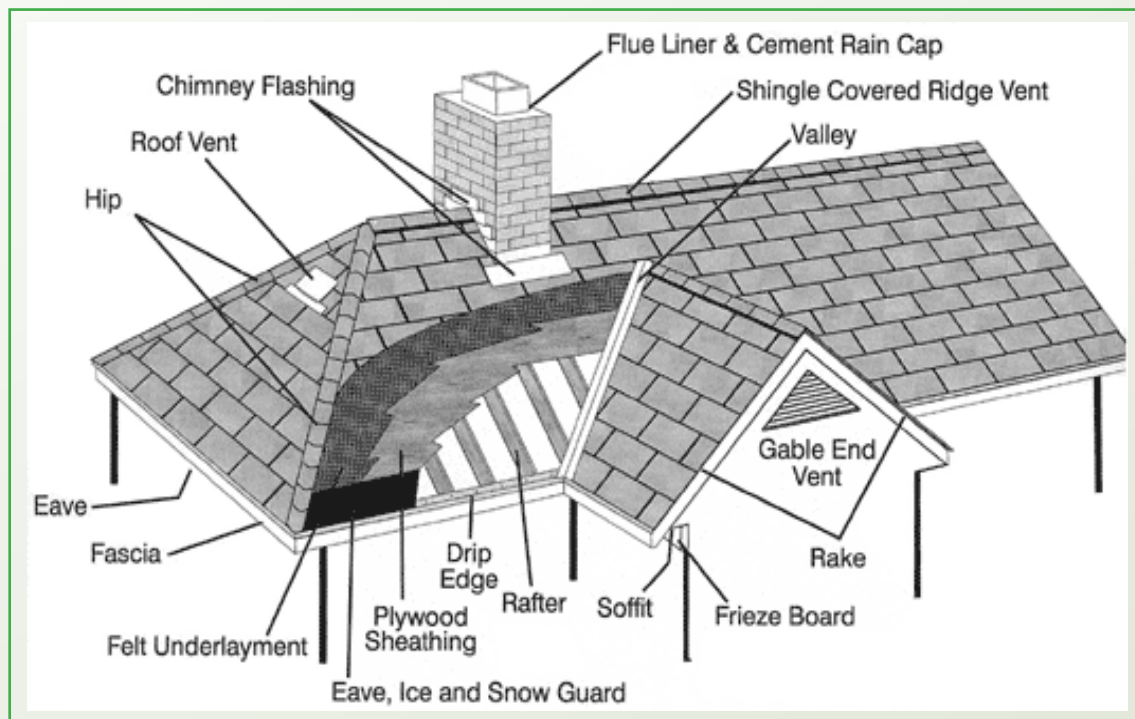
Rafters and trusses make up the roof's structure and are constructed to support the sheathing.

## Flashing

Sheet metal and other materials referred to as flashing, are installed into a roof system's various joints and valleys to prevent water from seeping in.

## Drainage

A roof features elements like shape, slope and layout that impact your roof's ability to shed water.





# Manufacture Choices

A knowledgeable contractor works closely with manufacturers to insure whatever roofing system you choose is installed according to the manufacturer's suggested best practices. At Windows on Washington, we work with the following highly regarded roofing system manufacturers:

- Decra
- Certainteed GAF
- Englert
- Classic Metal Roofing Systems
- Malarkey
- Firestone

## Decra

Decra offers quality materials with a proven track record. Decra, the original stone coated steel roofing system, represents over 50 years of research and practical experience. Decra offers the ultimate in performance and engineering design giving you lasting Roofing solutions. Decra offers many style options like Tile, Villa Tile, Shake and Shingle with all of the benefits of metal roofing.

## Certainteed

CertainTeed Roofing offers great roofing options including Landmark Solaris, an energy-saving breakthrough that puts cool roof technology to work. Landmark Solaris is a steep-slope, solar reflective asphalt roofing shingle which contains advanced colored granules that reflect the sun's rays and can reduce a roof's temperature by as much as 20% in the summer months. Landmark Solaris is an advanced hybrid roofing material that marries the traditional beauty of asphalt shingles with the environmental benefits of cool-roof technology. The result is a long-lasting ENERGY STAR® rated product.

## Englert

Englert makes some of the best standing seam metal roofing material on the market today. They coat their metal with Energy Star, LEED-compliant coatings and many of their metal roofing products meet or exceed the top requirements for wind uplift and fire resistance ratings. If you are considering the addition of solar panels on your roof, an Englert metal roof is an ideal platform for their solar energy and solar thermal roofing products.

## Classic Metal Roofing Systems

Classic Metal Roofing Systems is a leading manufacturer of residential metal roofing. Classic Metal Roofing Systems has designed their products with a focus is on increasing your home's value and protection, making your roof worry-free and your home comfortable. They offer many metal roofing styles, from the charm of wood shakes, the popular look of architectural shingles, or traditional Standing Seam, all in beautiful, energy efficient, lifetime metal. Some great products include Oxford Shingle, Rustic Shingle, Country Manor Shake and Clicklock Standing Seam.

## Malarkey

Malarkey Roofing Products has operated as a family owned company since 1956. At Malarkey Roofing, they work to create long-term value for homeowners. Their commitment to excellence propels Malarkey Roofing to new advances in polymerization and the development of long lasting products. Malarkey maintains a solid commitment to affordable, dependable roofing. With products including high profile laminate shingle, 3-tab shingles and solar reflective shingles, you have a nice range of color and style choices.

## Firestone

With a wide product offering that includes single-ply, metal and asphalt-based system solutions, Firestone is your provider of innovative products with outstanding warranty coverage. Design enhancement, energy efficiency and ease of use are just some of the features Firestone Metal Systems provide. Firestone offers a diverse product line of base sheets, ply sheets and cap sheets along with installation tools to give you a single source for quality asphalt-based roofing materials.



# A Checklist for Choosing a Qualified Roofing Contractor

All roofing contractors are not alike. It is important to prequalify roofing contractors to get the job done right the first time. Doing a little work upfront will save you hours of distress and potentially thousands of dollars later.

## Some of the things you should look for include:

- ☐ Permanent place of business, telephone number, tax id number & business license

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- ☐ Proof of insurance - liability coverage & workers' compensation certificates

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- ☐ Licensed and bonded

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- ☐ Insure the contractor is financially stable

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- ☐ Company has proven track record, client references & a list of completed projects

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- ☐ Detailed, written proposal with descriptions of the work & specifications, approximate starting and completion dates and payment procedures

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- ☐ Contractor is a licensed or approved applicator with manufacturer

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- ☐ Contractor should be able to explain his project supervision, quality control procedures, size of the crew and estimated project completion time

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- ☐ Contractor demonstrates a commitment to professionalism with appropriate industry associations

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- ☐ Check with Better Business Bureau or Department of Professional Regulation for possible complaints filed against the contractor

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- ☐ Contract & roofing warranties offered for labor and materials

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# Choosing the Right Contractor

## The Goal: A Quality Roof System at a Fair Price

Professionalism, experience and quality workmanship should weigh heavily in your decision. Getting the right roof isn't about getting the cheapest roof. Everyone likes a bargain, but a roof is one of those purchases where going cheap is *never* a good bargain. There is a significant expense with a new roof. Therefore, many fly-by-night home improvement operations and "one-man with a truck" outfits want to add roofing to their list of services because they see a quick way to make money. These contractors are often times no more qualified than you are to install a new roof on your home. If you aren't careful, you can end up getting a roof installed incorrectly, using sub par materials with no manufacturer's warranty and still pay thousands of dollars just to have to start all over again to get the job done right.

The goal of selecting a roofing contractor should be a quality roof system at a fair price. You will likely get a higher price from a professional roofing contractor than you will from one guy working out of his truck, and for good reasons. A professional, expert roofing contractor understands their business and is not going to take material or labor shortcuts that save the contractor money in the short-term but cost you money down the line. Likewise, a reputable professional roofing contractor carries full insurance, works closely with their manufacturers, and carefully trains employees to insure the job done right. All of these cost considerable amounts of money, but they are integral to a job done right. A reputable roofing contractor understands that word travels fast and the best way to insure a solid reputation is to consistently do excellent work and provide a warranty to protect the homeowner long term.



## The Nature of Low Bids

We cannot stress this enough - you need to understand the nature of low bids. No one likes to pay more than they have to, especially when it is a large investment like a roofing system. A low bid can seem really attractive and it can be significantly less than other bids from your vetted professional roofing contractors. The simple truth is, if it sounds too good to be true, it probably is. Roofing systems are expensive because of the hard cost of the materials, the trained, professional labor required in a proper installation and the insurance required to cover workers and protect homeowners. There's no (right) way around this.

## Fly-by-Night Contractors

Fly-by-night contractors are typically uninsured and work with cheap, untrained and ill-supervised laborers. They will often use your roof as a training exercise to figure out how to put a roof on and will come to you later asking for more money to finish a job that isn't correct to begin with. Other storm chasing contractors swoop into town after a storm, gather contracts and complete work as quickly as possible, then leave town with no access to customer service or warranty protection. By shopping professional, established and local roofing contractors, getting multiple estimates from companies with a proven track record and weighing your material options, you can get a quality roofing system, professionally installed at a fair price and add value, security and comfort to your home.

## Pre-Installation Inspection & Preparation: What You Can Expect From Your Roof Installation?

Before beginning your roof installation, a professional roofing contractor will complete a thorough inspection of your home, including the interior, exterior and any attic or storage area. There are several reasons for these visual inspections. First, any good home contractor will make the safety of you and your family paramount. Second, contractors want to be aware of any other issues with your home that might affect a roofing system installation. Third, confirming your home is in good working order and everything is ready for the roof installation means you will be much more satisfied and confident in your finished roofing project.

Below are some issues that can be encountered when preparing your roof for a new roofing system and installing your new roof. Likewise, we have included some things you as a homeowner can do to make the installation go smoother.

### Pre-Installation Checklist

Here are some issues that can be encountered when preparing your roof for a new roofing system.

☐ Improper/Illegal Electrical Wiring

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☐ Carbon Monoxide Cautions

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☐ Children

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☐ Pets

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☐ Pools, Spas & Hot Tubs

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☐ Noise, Debris & Dust

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☐ Vibrations & Protecting your Home's Interior

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☐ Exterior Home Protection

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☐ Access to Your Home

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☐ Attic Entrances & Stored Items

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☐ Landscaping & Watering Systems

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☐ Circuit Breakers

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### Improper or Illegal Electrical Wiring

Sometimes, electrical wires not visible from living spaces or attic areas are only found after an old roof has been removed. A sub par or new-to-roofing contractor may not notice this or bring it to your attention, deciding instead to work around it. The danger in this is that any roofing work that is done could penetrate the wire's insulation, trigger a short circuit and possibly a fire. Illegal or damaged wiring presents a fire hazard and an experienced, knowledgeable, professional roofing contractor will review any concerns with you so that you can choose a course of action that makes sense.

### Carbon Monoxide Cautions

If you do not already own a carbon monoxide detector, you should purchase one. If you already have one be sure to check the batteries and ensure it is operational. A working carbon monoxide detector is a critical part of a safe roofing installation. During the installation process a professional crew will take every precaution available, but it is still possible for exhaust vents to shift or dislodge which could in turn cause a carbon monoxide leak. It is critical that you the homeowner conduct a daily visual inspection of these vents since only you have full access to your home during installation.

### Children

A new roofing system installation turns your home into a temporary construction site and can often stimulate the curiosity of children. It is important to keep children away from the work area at all times. Likewise, often materials and equipment will remain around your home for the duration of the installation and things like sharp metal flashing, nails, ladders and such can present a hazard to children of all ages. Keep your children safe by reminding them of the possible dangers and supervising them at all times during the installation.

### Pets

Because of the noise and presence of persons unknown to your pet, some pets find a roof installation very unpleasant. You may decide to board any particularly anxious pets with family, friends or your vet for the duration of your installation.

### Pools, Spas & Hot Tubs

Pools, spas and hot tubs can be damaged by roofing debris. To protect the look and functioning of your outdoor water features, a trusted roofing contractor will tarp your pool, spa or hot tub with poly propylene before the beginning of the installation. Even with this precaution, small amounts of debris like sawdust may make their way in during excessive winds, so you may want to turn off your pumps during your installation. Be mindful that a tarped water feature presents another child-hazard and monitor your children accordingly.

### Noise, Debris & Dust

There is no way to completely avoid it, construction is noisy with all of the hammering and banging. Individually, you may want to make plans to be away from your home during working hours to avoid the noise. Thankfully, the noise doesn't last too long and the end result is a beautiful, new roof. It may take a few days to complete your project depending upon the size of your home, so understand that during that time it will be a bit noisy.

Although you may be prepared for the noise and commotion during your roofing project, your neighbors may not. It can be wise to take the initiative to notify your neighbors in advance of the approaching, temporary increase in noise and traffic. Letting neighbors know in advance gives them an opportunity to move cars if necessary and sets a positive tone in case they have an issue later. A quality roofing company will clean up during and after the installation so your neighbors shouldn't be inconvenienced by your renovation.

Most of the debris from a roofing project is from the roof removal itself. Most professional contractors will try to get all of the old roofing materials hauled from for home on the first day, if possible. A professional roofing contractor will place trucks to catch debris as close to the roof line as possible so that they will minimize the chance of roofing debris from falling into your or your neighbor's yard. A good contractor will clean up debris daily and completely at the end of the project.





All of this activity is likely to cause some dust to fall through lighting, venting or any other ceiling openings. If anyone in your household has severe allergies or asthma, it is advised that they take precautions like staying out of the home during the work hours when the most dust is likely to be present.

### **Vibrations & Protecting Your Home's Interior**

The process of installing a new roof means people on your roof, which can in turn cause significant vibrations. You will hear and likely feel your professional installers on the roof of your home removing your old roof, moving materials around, hammering, sawing and the like. It is recommended that you remove loose or breakable items from your home's walls and shelves to keep them from breaking or becoming damaged and protect you and your family from any falling objects. Items mounted to your ceiling, like chandeliers and ceiling fans can break and possibly cause cracks to form around them. It is advisable to take down whatever items you can. If you own a multi-story home, ask your contractor whether items hung from your first floor ceilings may present a problem.

### **Exterior Home Protection**

An experienced contractor can avoid any major damage and minimize any minor damage to the exterior of your home. A quality roofing contractor will take precautions like covering heating and cooling units, covering windows and designating a debris area to prevent damage to your yard. Likewise, a good installer will take steps to prevent gutter damage including using attachments to prevent their ladders from resting on your home's gutters causing dents and scratches. An expert roofing installer knows how to avoid problems before they begin with best practices that most sub-standard contractors ignore.

### **Access To Your Home**

Before your roofing installation begins, it is generally advised that you clear one side of your driveway for the collection of your roofing materials. Likewise, in order to protect your vehicles, you should park all boats, RVs, cars and trailers away from the installation area to prevent damage. In order to properly clean up at each part of the installation, you will need to provide your installers with access to all areas of your yard. Make sure your gates are unlocked and any pets are secure.

### **Attic Entrances and Stored Items**

There is no perfect solution to keep the items you store in your attic space pristine during the installation of a new roof. Although your roofing installers will clean debris from the attic and take care with your things, there is no sure fire way to keep all dust and debris off stored items. Items that would be harmed by dust or debris or are substantially fragile should be removed during installation. Likewise, after your installation, open your attic entrance carefully in case any dust or debris remains.

### **Landscaping & Watering Systems**

A professional roofing crew will take care to avoid disturbing your landscaping. To protect your lawn from the damage of people walking back and forth, it is wise to avoid watering and turn off any sprinklers a day or so before the installation begins. If you mow your lawn close to the beginning of the installation, it will make it easier for your installers to clean up any debris or materials in the grass. Likewise, overgrown trees can cause premature wear and tear on your roof. They also make installation more difficult and dangerous. If your trees require pruning, it is wise to do so prior to your roofing system installation.

### **Circuit Breakers**

A professional roofing crew uses power tools and air compressors during your roofing project. Thus, they need to have access to electrical outlets. Often the garage circuits are the ones your roofers will make use of but it is still possible that areas within your home might be on the same circuit. To avoid spoiled food or damaged computer equipment, take precautions with any sustained electrical devices. Likewise, make sure your roofing contractor has reliable contact information so that you can be contacted if a circuit breaker is tripped or if there are any other issues that need to be discussed.



# Installation Inspection & Project Completion

A competent and professional roofing contractor will conduct ongoing inspections as the work on your project progresses. Once your new roof is complete, the contractor should examine the workmanship carefully before signing off on the job. A reputable contractor understands that their name is only as good as the work they do, and is therefore highly motivated to get your job done right.

We cannot emphasize enough the value in taking the time to find the right professional roofing contractor. The installation of your new roofing system can vary tremendously based on which roofing system is selected, your specific residence or building, your local area, local labor costs and the time of year you choose to get the project completed. It can be a good idea to get a few proposals from reputable roofing contractors in your area. Remember, price is just one factor in your decision. It should be balanced with the quality of the materials, workmanship and reputation. A new roofing system is a significant expense and mistakes can be costly and are not easily fixed. It is worth taking the time to properly educate yourself and find a professional contractor who will deliver on their promises to you. Taking the time to read through our valuable guide will help you save time, money and protect what is likely your single biggest investment, your home.

## When Purchasing a New Roof, Don't Forget to:

1. Get several bids from reputable local roofing contractors.
2. Get customer and manufacturer references and check them.
3. Before choosing a contractor, make sure bids include the same work scope so you can really look at exactly what you are getting for the price. Remember - you really do get what you pay for! Subpar materials and poor workmanship can be costly in the long-term.
4. Confirm certificates of insurance, licensing and bonding before your job begins.
5. Insist on name brand materials from major manufacturers (CertainTeed, Firestone, Englert, Classic Metal Roofing Systems, Malarkey, Decra, etc.)
6. Prepare your home appropriately to ensure a smooth installation.
7. Inspect your new roof with your contractor to examine the work.

