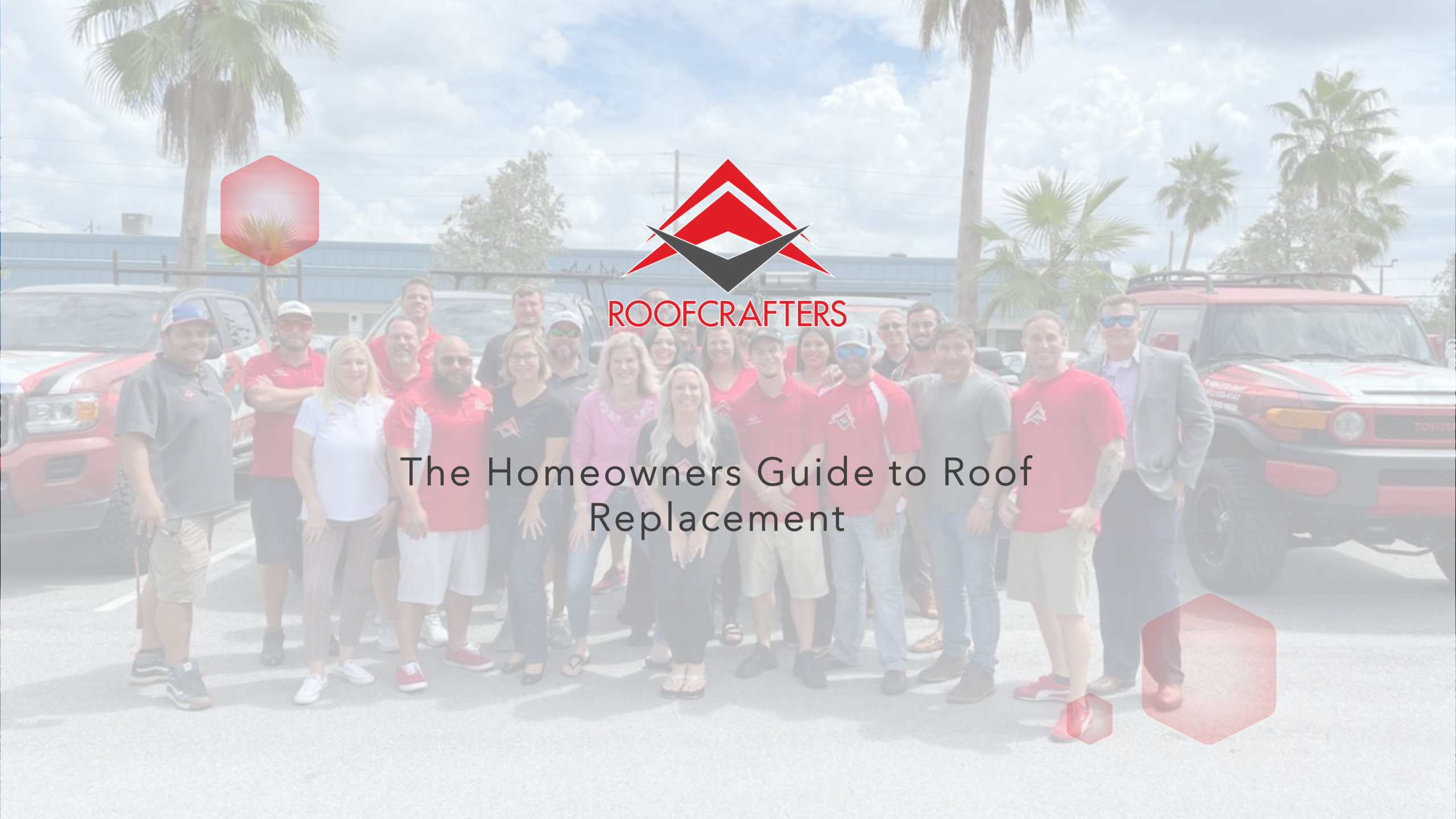




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The Homeowners Guide to Roof Replacement



Your Home is Unique

Every home is different. Some are painted yellow and doused with rustic decor, some are painted white and embellished with a modern flair, and others are painted grey with a farmhouse twist. Every home is different, with its own unique family inside that carefully crafts it to their taste and vision. On the inside and out, your home fits your aesthetic perfectly and is a reflection of your incomparable style and personality.

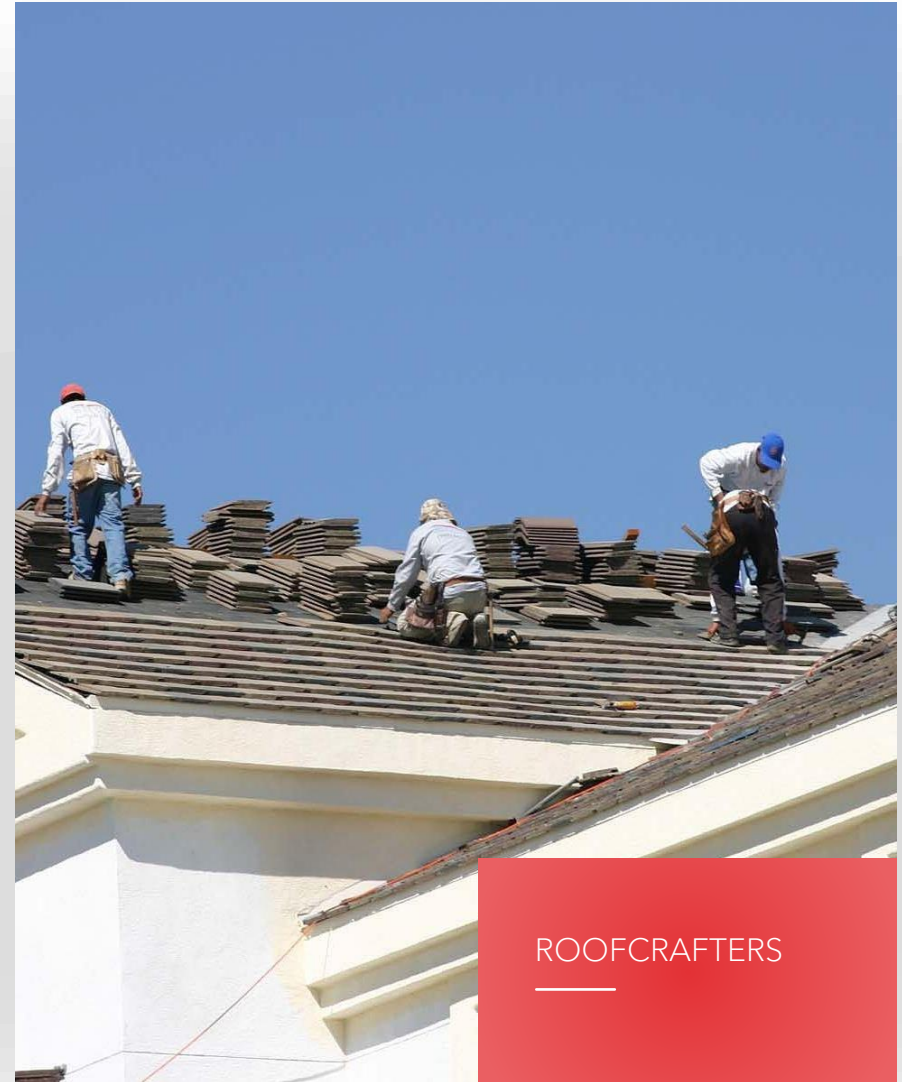
Whether your siding is painted yellow, white, or grey and your decor differ greatly from family and friends, all of your homes share something in common: their structure. You all have floors, walls, and roofs over your head to protect you from the elements. While visibly different, they're structurally the same. As homeowners, you all share the same mission, too; keep your home operating at its best and your family inside of it safe.



Your Home is Unique

What happens when something out of your control disrupts the perfect home you've worked so hard to build? A hurricane hits and your roof is damaged beyond repair, or a tornado blows through your neighborhood and suddenly your beloved cypress tree is crashing onto your roof. Or, maybe, a thunderstorm destroys your shingles. Now, you're left with leaks, debris, and unwanted pests making their way into your once flawless home.

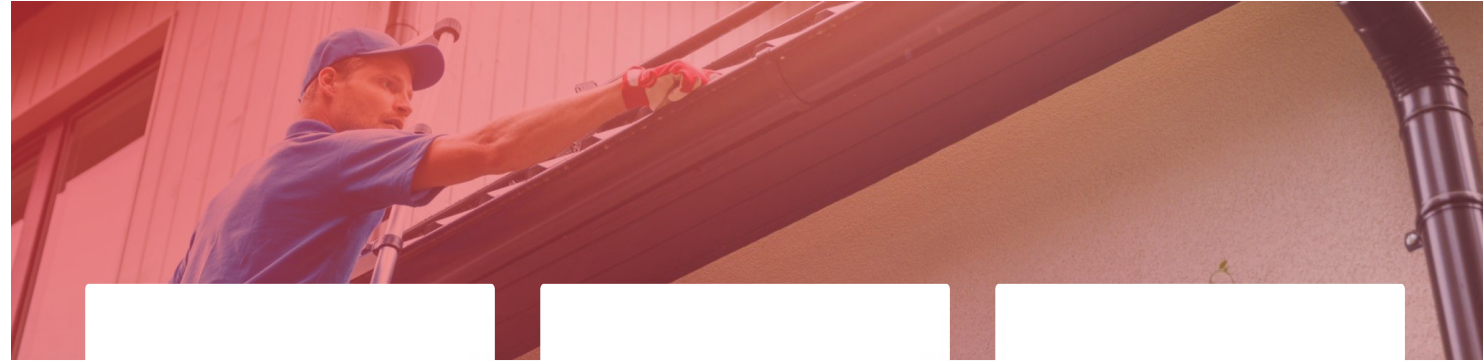
It can feel a bit like doomsday when something happens to the perfect place you've built. Perhaps it's not quite as dramatic as a hurricane or tornado coming to town for a visit, but something like a roof leak, a lack of maintenance, or a replacement you've been putting off for a few years. In either scenario, the thought of replacing your roof can be extremely daunting.



What Goes Through Your Mind?

And so forth. There are a million questions that a concerned homeowner can conjure up when inviting someone else to fix their home; the special oasis they've worked so hard to create.

You've got questions, and RoofCrafters has answers. We've been helping homeowners like you replace their roofs for the past 29 years, and if there's one thing that we choose to pride ourselves on, it's the fact that we keep your best interest at heart. Everywhere, every time. We know that your home is your sanctuary, which is why your comfort and happiness are always at the forefront throughout your roofing project.



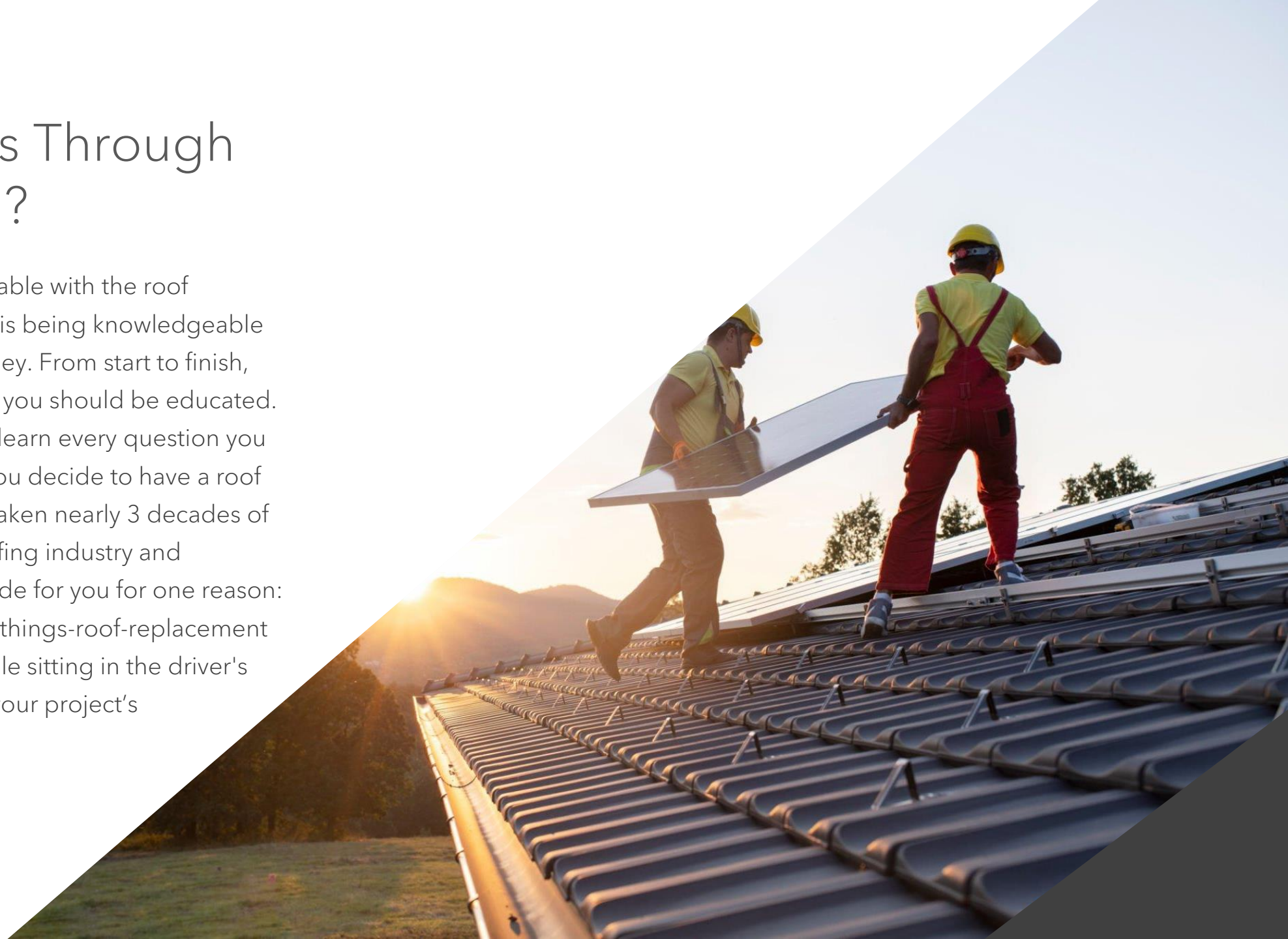
How much is
this going to
cost me?

Can I trust the
roofing
contractor to do
their best work?

What are my
roofing options?

What Goes Through Your Mind?

Part of being comfortable with the roof replacement process is being knowledgeable about the entire journey. From start to finish, RoofCrafters believes you should be educated. In this guide, you will learn every question you may ponder before you decide to have a roof replacement. We've taken nearly 3 decades of experience in the roofing industry and compiled it in this guide for you for one reason: to educate you on all-things-roof-replacement so you feel comfortable sitting in the driver's seat on the arrival of your project's commencement.



CHAPTER 1

What Factors Determine the Cost of My Roof Replacement?

Let's Talk About the Elephant on the Roof

How much does a roof replacement cost? To most companies, price talk is seen as taboo. It's oftentimes seen as classless to discuss prices like an open book, however, how does reticence help a homeowner trying to budget their next roofing project? Trick question; it doesn't.

The cost of your new roof doesn't need to be this confidential exchange of an amount written on a piece of paper that's handed to you by a roofing contractor over coffee and donuts. Well, if I were you, I'd at least take the donuts, but that's beside the point. The point is that you should understand the determining factors used to calculate the cost of your roof before your initial inspection, allowing you time to properly budget or look into financing options. While each roof is different, there isn't a hard and fast number that you can be provided with, however, there is a way to get a close estimate of the cost before your inspection.



7 Cost Factors for Your Roof

There are 7 determining factors that go into calculating the overall cost of your roof replacement which include:

The overall size of
your roof

The type of material
you plan to select

The complexity of
your roof

The workmanship
warranty level

Dump and
transportation fees

The amount of
structural material that
needs to be replaced

The overhead cost of
the roofing company

The Overall Size of Your Roof

Perhaps it goes without saying, but the more square footage your roof has, the more your replacement is going to cost. On the day of your inspection, your contractor will measure your roof, as well as the other components including:

01 - Total square footage of roof area

02 - Total linear feet of valleys

03 - Total linear feet of hips and ridges

04 - Total linear feet of fascia boards or edge of the roofline if it has exposed rafters with no fascia boards

05 - Total linear feet of flashings needed



The Type of Material You Select

The type of roofing material that fits your style and aesthetic may not always be the cheapest, however, it will certainly offer you the most curb appeal. Roofing materials vary in their costs greatly. To get a better idea of what your favorite material would cost you, the prices of the most popular types are:

- 3-tab shingle roof, average cost \$7,300 – \$10,600
- Architectural shingles, average roof cost \$11,200 – \$17,100
- Upgraded architectural shingles, average roof cost \$13,100 – \$19,000
- Standing seam metal roof, average roof cost \$27,500 – \$42,300
- Spanish tile roof, average roof cost \$33,700 – \$69,800

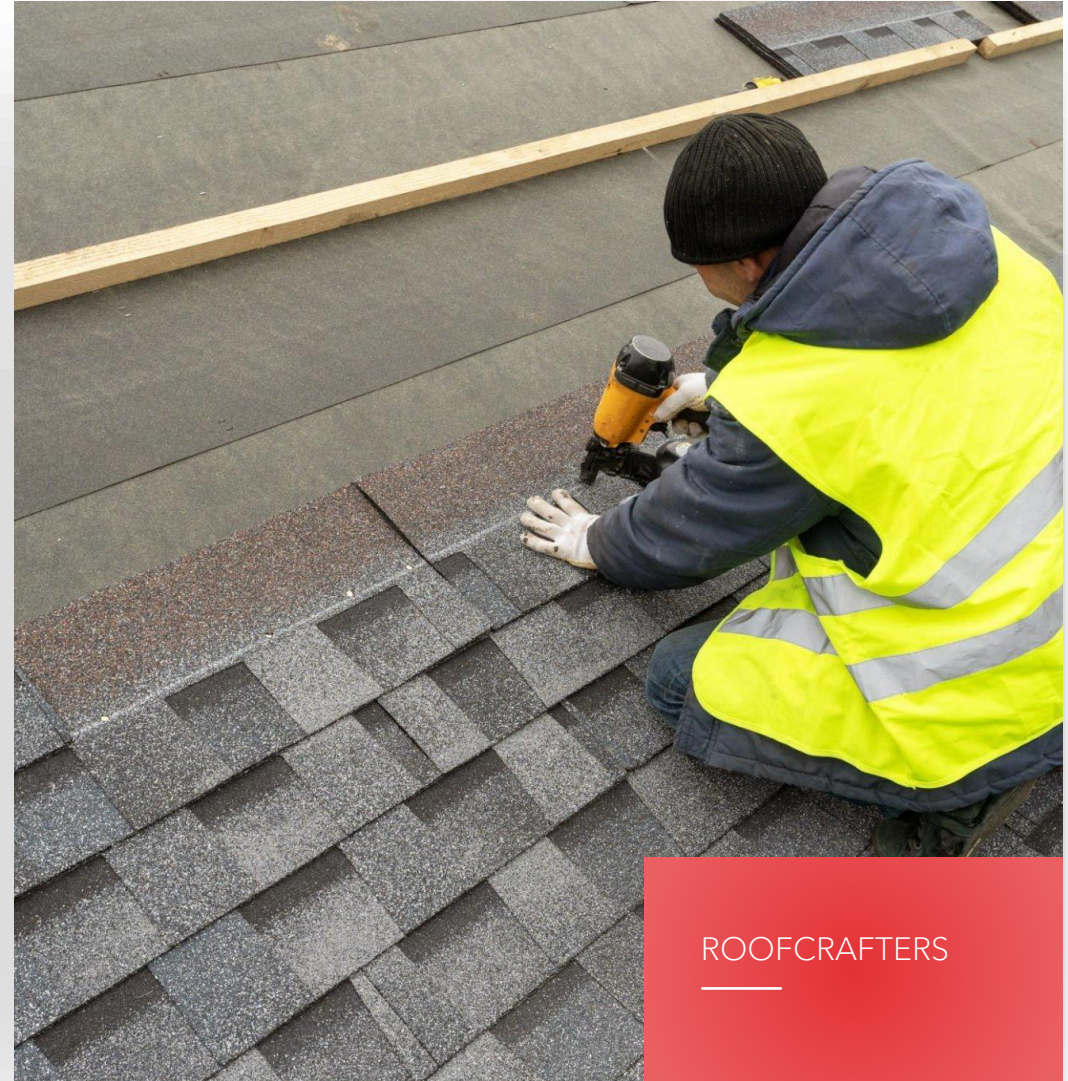


If you are on a tight budget and don't want to sacrifice your sense of style, or the quality of roofing materials that will be installed on your home, a financing option may be right for you. This can help you afford the option to upgrade the quality of materials with a low monthly payment.



The Complexity of Your Roof

The complexity of your roof refers to its pitch and steepness. The less steep your roof is, the easier your contractor will be able to properly and safely work on it, costing you less in the long run. If your roof is extremely steep, your contractor will require extra safety equipment, not only raising the cost of labor but increasing the project timeline.



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The Workmanship Warranty Level

Each roofing manufacturer provides its contractors with detailed installation instructions and guidelines they must follow. So, depending on the material you choose and the manufacturer who makes it, the cost of your new roof will be impacted either positively or negatively. This is due to the grade of the material.

For example, if you opt for a 10-year workmanship warranty from a manufacturer, that would require the roofer to apply a lesser grade of material to your roof, as well as a less extensive installation method. Now, if you were to choose a 25-year workmanship warranty, the requirements in material grade and installation methods will provide your roof with a greater lifespan.



The Workmanship Warranty Level

Some of the materials and installation methods that have an impact on the cost of your project include:

- Underlayment or secondary waterproofing required to meet the manufacturer's warranty requirements
- Type of metal flashing required
- Number of fasteners needed
- Installation method and materials required around the penetrations (pipes, skylights, chimneys, dormers, roof-to-wall details, and all valleys)
- Installation methods and materials are required along the edge of the roof or the perimeter of the roof
- Type of ventilation and installation method of the required ventilation



Dump and Transportation Fees

When you decide to get a new roof installed, typically your old roof will need to be torn off, and that means the old material has to go somewhere, right? On the day of your tear-off, a construction-grade disposal dumpster will be placed on your property. Once your roof is torn-off and the old roofing materials are placed in the dumpster, they're hauled off by a CDL class driver to a landfill or a recycling facility that is equipped to handle the different types of materials used in your old roofs, such as asphalt and petroleum.

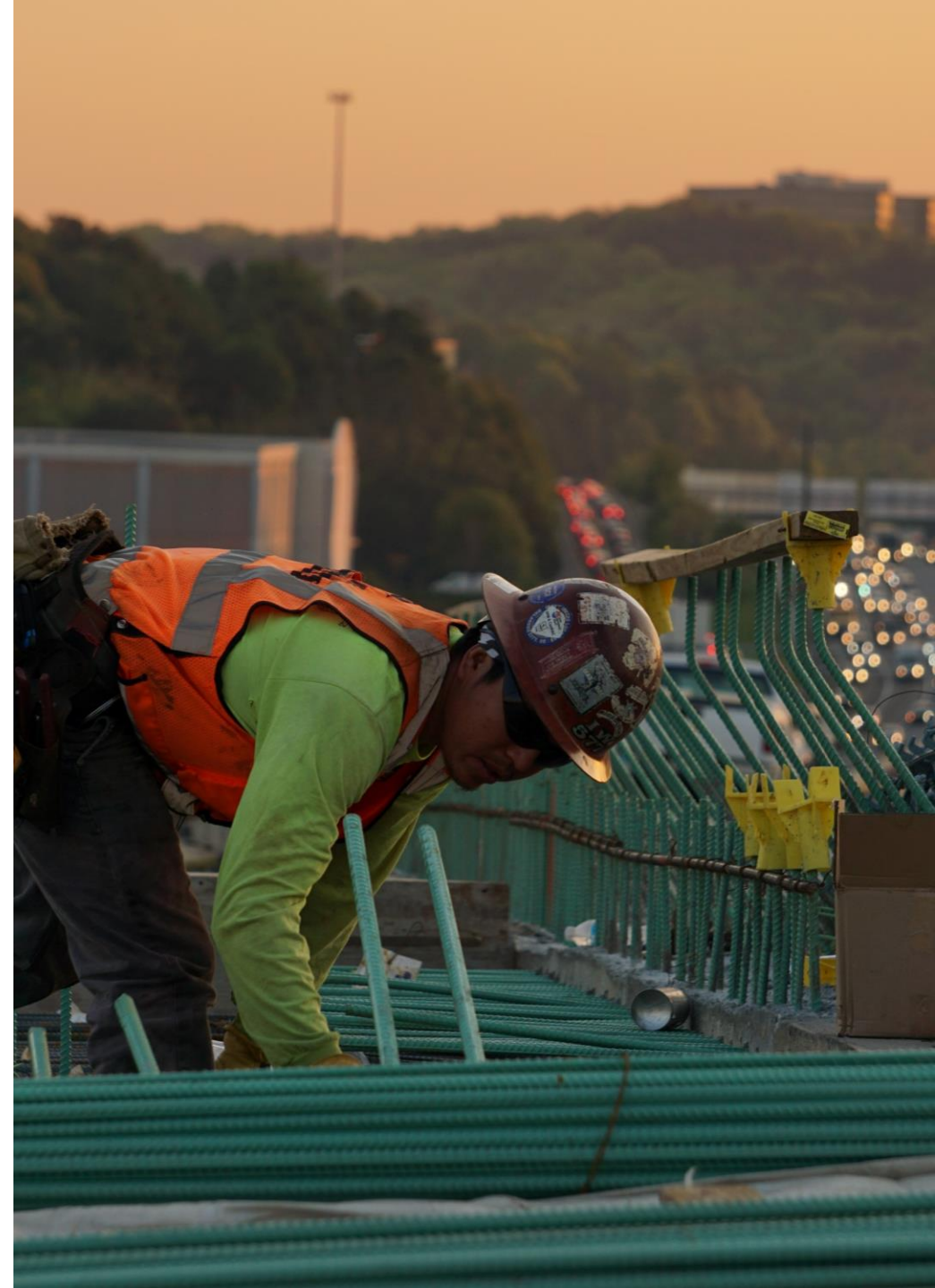
The cost of the dump fees are calculated by the type of material you had on your old roof, as well as the amount that's being dumped by weight. The dump process is a labor-intensive aspect of your project, so depending on the weight of materials, the type, and the transportation method (recycling facility or landfill), your overall cost will be impacted.

Structural Material Replacement

Just like people, your roof has a skeleton, only its skeleton is composed of vastly different materials. At least we hope so. Part of the skeleton of your roof includes a wood deck, fascia boards, and rafters. The wood deck is the substrate that your new materials are fastened to, the rafters are the framing that supports the deck, and the fascia boards are attached to the rafters to provide a finished look at the edge of your roof.

Say you have a broken ankle. If you want to run in your favorite 5k next spring, you'll need to take the proper precautions to heal it. You'll need a cast, crutches, and rest. Roofs are the same way. If the wood decking is rotted beneath your old roof, or the rafters are damaged, they'll need to be replaced before your new roof can be installed upon them.

Having these structural components will impact the final cost of your new roof, so keep a look out and be diligent if you suspect water damage that leads to a rotting roof structure. If it comes as a surprise to both you and your contractor, you can expect a change order to be applied.



The Cost of The Roofing Company

Each roofing company has different overhead and operating costs. Some of the components that are similar across the board include:

- General liability insurance
- Workers compensation insurance
- Vehicles (maintenance, fuel, and insurance)
- Office and shop
- Employee payroll and taxes
- Employee training (continued education)
- State and local licenses and bonds
- Marketing and advertising
- Federal and State taxes

These are the fixed costs that a roofing company has to factor into the cost of the project to operate their business successfully, in turn impacting the cost of your roof replacement.



CHAPTER 2

What Happens During a Roof Inspection?

What to look for during a roof inspection



Crack or tears



Inadequate Material



Pooling water



Cracked flashing



Edge Details



Clogged gutters

What is a Roof Inspection?

Now that you're familiar with the costs surrounding a complete roof replacement, it's time to get your inspection scheduled in the books. So, what can you anticipate during your roof inspection? Well, a few things. Let's start with what exactly a roof inspection is first. A roof inspection is a thorough evaluation of your roof and attic. The purpose of the inspection is to help determine if your roof needs a repair or, in this case, a complete roof replacement.

Your contractor will assess your roof for problems like improper installation, debris buildup, or warped material. Furthermore, make sure to also check for missing sealant, leaks, or holes by paying close attention to hangers, aprons, pitch, and any other signs of sagging.

A professional can help you find out about your structural integrity and how long your current roof can last. The timing of roof projects usually depends on the weather conditions in your area. For example, many homeowners get their roofs inspected just before the colder and wetter months of the year to ensure that their roofs can withstand harsh weather conditions.



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What Can I Expect During My Inspection?

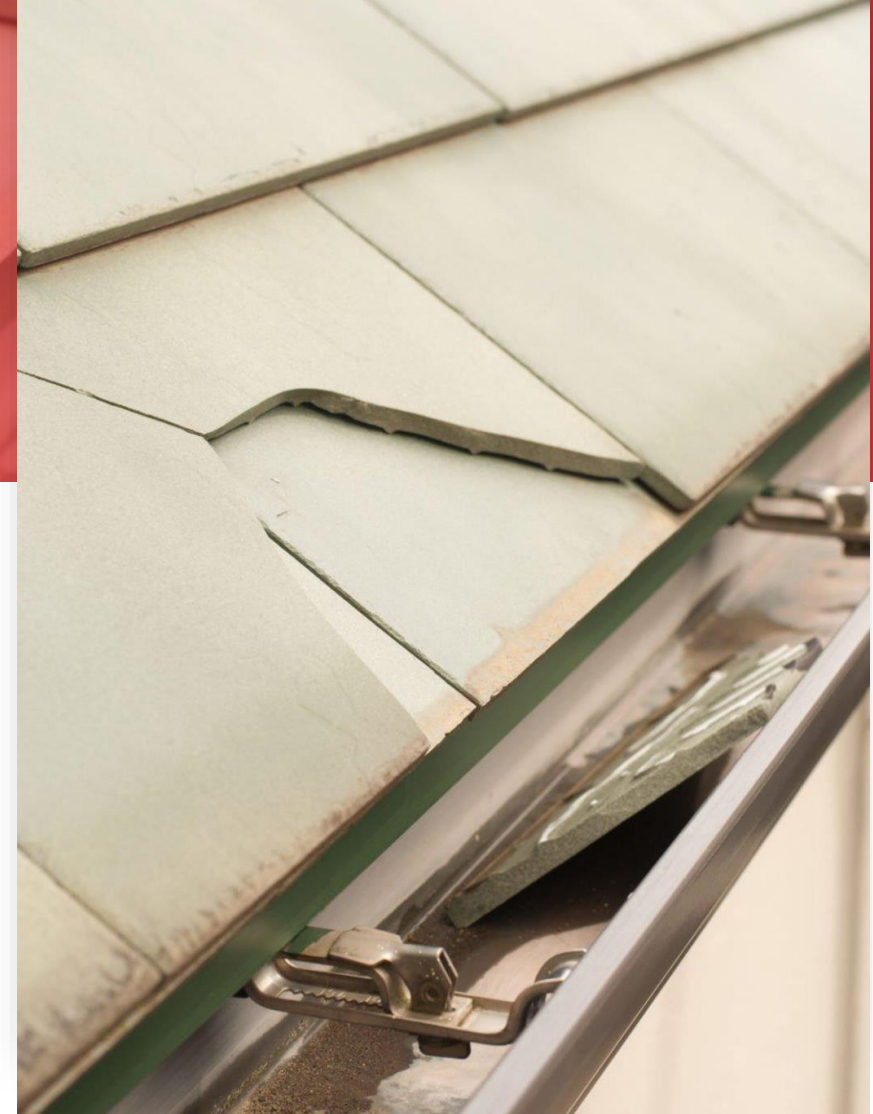
When you're preparing for a big home improvement project like installing a new roof, it's important to inspect the structure of your roof, insulation, and gutters, and look for any signs of mold. Moreover, it is also good to get a professional roofer for an inspection to avoid costly roof repairs and replacements down the road. A typical roof inspection checklist includes the evaluation of:

- Cracks or Tears
- Pooling Water
- Inadequate Materials
- Edge Detail
- Fungi

Cracks or Tears

At the beginning of your roof inspection, your contractor will start by making notes of any cracking, tears, holes, abrasions, or gaps in the membrane. If your roof has expansion joints, they should be inspected carefully to detect any cuts, gaps, and tears.

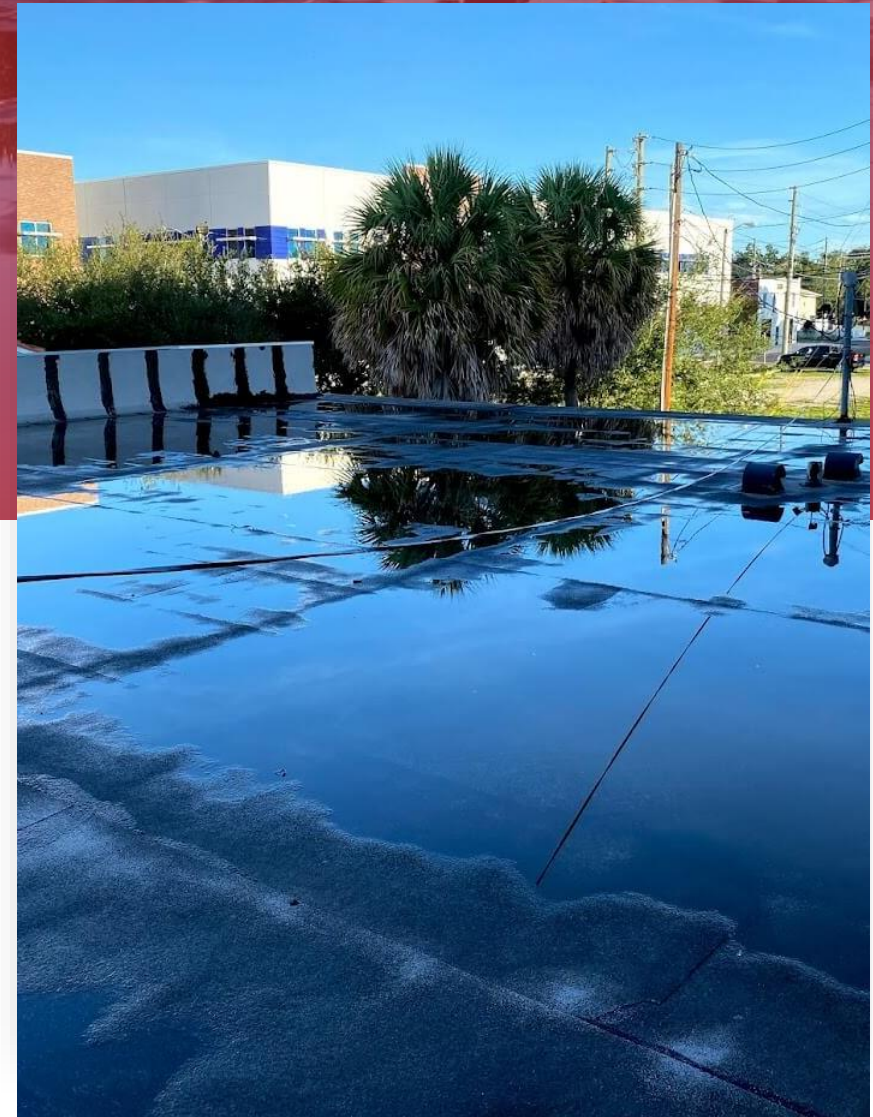
Similarly, if your rooftop has flashings, they'll be thoroughly inspected, too if they seem to be pulling away from the roof or leaving any gaps. This aspect of the roof inspection, in particular, can help to determine if the roof is leaking or if there is severe damage to the roof membrane.



Pooling Water

Professional roofers also look for slow-draining lines and areas that are blocked to check for any signs of ponding water. An obvious sign of water pooling is a change in color or spot staining on your roof around drains. This can happen if water has sat for a considerable period.

Even if you have detected pooling water on your own, only a professional evaluation can help determine if the standing water on your roof has caused any underlying damage to the structure. If so, there's a good chance that your contractor will have to replace the decking to ensure your new roof will have a sturdy structure underneath it.



Rusted or Loose Nails

Any rusted, brittle, missing, or loose nails in your roof are a warning sign that the slate or tiles might come loose soon. If these materials were to come loose, not only can airborne debris be dangerous as it can hit people or damage other property, but it can also lead to roof leaks. Such roofing problems should be addressed immediately to prevent further damage to the structure before your new roof installation.



Edge Detail

Edge details are yet another critical aspect of preventive roofing maintenance that needs inspection. You have to ensure that all of the edge materials are secured down tightly and terminated to prevent roof leaks. If you notice otherwise, you will need a professional to properly secure anything coming loose to close cracks that might lead to roof leaks.

We know, you're thinking, "well if I'm already getting a new roof, why does it matter?" Trust us, it matters big time! A new roof is one thing, but replacing the entire structural integrity underneath your roof because of an unknown leak is a whole other can of worms, which is why professional inspections and maintenance are so important.



Mold or Fungus Growth

During a roof inspection, your roofer will also have to ensure that your roof has proper ventilation. The eaves must not be blocked up with insulation or other stored items as they can cause condensation. A loss of ventilation and condensation can lead to major fungus growth due to the moisture buildup in your ceilings. Over time, moisture and poor or no ventilation can cause wet rot decay to hidden parts of the roof timber at lower levels. You should know what happens now, right? Hint: the structure beneath your roof will have to be replaced, too.



Gutters

The last step in your roof inspection will be about checking the condition of your gutters and clearing any debris. While you can do this step on your own, if you find it daunting and are scared of heights like most people, your roofer will be happy to help. Gutters help to flow water away from the more vulnerable areas of your roof, so it's important that they stay clear at all times; on your old roof, and especially on your new roof!





CHAPTER 3

What Happens During the Roof Replacement Process?

In chapters 1 and 2 we discussed what factors determine the cost of your roof replacement, and what you can expect to happen during your inspection.

Hello, when are we going to talk about the replacement itself?

Your patience has paid off, I promise. It's finally time for the big kahuna, the whole enchilada, and the biggie cheese of all questions: what happens during the roof replacement process?

A Delicate Process

The roof replacement process is a delicate one, and each step was intricately designed to provide a superior installation and process, yet swift enough for the convenience of the homeowner. Processes and precautions differ from company to company, however for the most part, before, during, and after your roof replacement, your contractor will:

Acquire the necessary permits

Set up the job site

Tear off your old roof

Accept material delivery & install your new roof

Clean up the site

Have the quality of workmanship inspected



Acquiring the Necessary Permits

The first step in your roof replacement process is to have all the required permits from your state and local building departments. This may also include any special homeowner association or architectural review board permits. Some community HOAs and ARBs regulate the type of roofing materials allowed, as well as the colors you can select.

The permit process is in place to let your contractors know of any specific material and installation requirements that are needed for your particular geographic area. You don't want to have a new roof installed only to find out later that the material type or color is not allowed in your community. Having all permits in place assures you and your contractor this won't happen.

Setting Up the Job Site



The first thing your contractor will do when they arrive is set up your job site. This is done by moving items that could potentially get damaged such as outdoor furniture, grills, and pottery plants. Your contractor will also ask you to move any vehicles out of your garage or driveway that you will need access to while the roof replacement is being completed. This will keep your vehicles from getting damaged and give you access to them, should you need to leave your home for any reason during the project.

Setting Up the Job Site



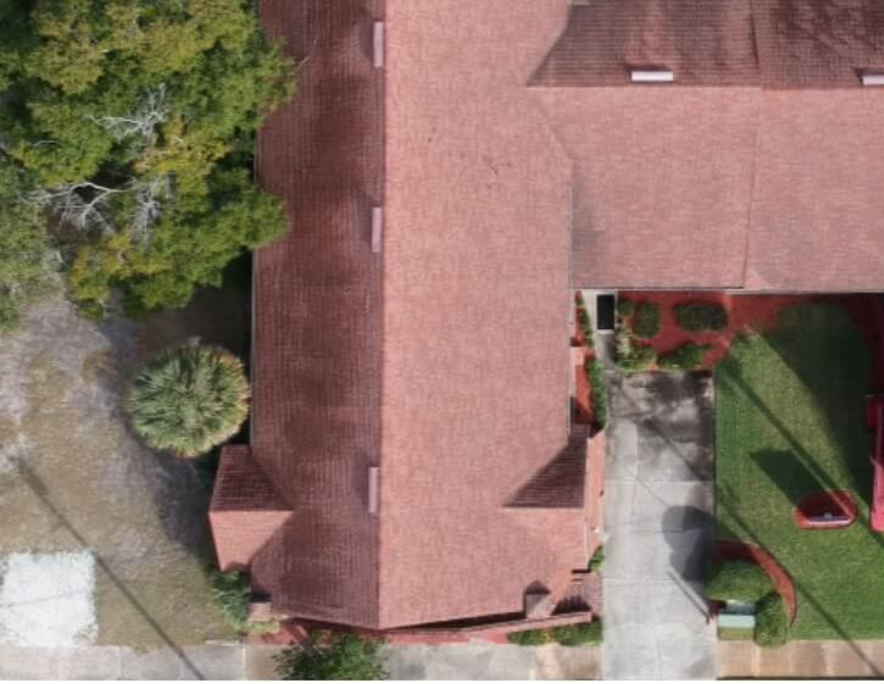
One of the most important jobs your contractor has to do is make sure you and everyone on your property are safe. This requires setting your job site up with the right equipment. First, the most important thing is to make sure no one gets injured on your property. Next is to make sure your property does not get destroyed during the tear-off process. The crew has the right safety equipment for your roofing project, along with the proper setup of barricades and tarps to ensure that the job site stays safe during the tear-off process.

Tearing Off the Old Roof

During the tear-off portion of the project, the roofing crew will use special tools designed to pry up the old roofing materials. The two most common tools that are used are spades and pitchforks.

The crew will go over your existing roof with one of these tools and remove all of the old materials section-by-section to prepare the decking for your new roof installation. The tear-off will also include removing the old components such as metal eave drip, underlayment, pipe boot flashing, and any metal or plastic vents that may be on the old roof.





Accepting the Material Delivery & Installing the New Roof

Your contractor will schedule the new roof material to be delivered the day your roof replacement starts. Coordinating the new materials to be delivered once the old roof has been torn off will keep your contractor from loading new material on your old roof that will have to be moved again to tear the old roof off.

This requires a little more effort and communication with the local supply house but saves both time and money down the line. Depending on your roof type and the complexity, your contractor may choose to ground set the materials if it makes your roof replacement process run more smoothly.



Accepting the Material Delivery & Installing the New Roof

After the old roof is torn off and your new roof materials are delivered, your contractor will begin to install your new roof system. To ensure you get a high-quality installation, they will follow all state and local building codes, as well as the roofing manufacturers' installation requirements.

The roof will be installed section by section with all the roofing components that make up the entire roof system being installed in their correct order. Having both experienced installers and using quality materials will ensure that you get the most lifespan from your new roof replacement.



Cleaning Up the Job Site

After your new roof is installed your contractor will start the final clean-up. They will begin by cleaning all the debris from the new roof and gutters. Once the roof and gutters are clean, they will start cleaning the ground. You can expect this to take an hour or so depending on the size of your home.


The crew will remove all the tarps and pick up all the roofing debris from around your home and in your landscaping. Once all the debris is removed the crew will run magnets to pick up the loose nails around the perimeter of your home. This usually needs to be done 3 or 4 times to get the nails up.



Cleaning Up the Job Site

As you now know, when you get your roof replaced, the old roof will typically need to be torn off. Most roofing materials that are removed will need to be taken to special construction dumps that are designed to handle all the different materials used in the roofing products, such as the petroleum in asphalt shingles.

Depending on the type of materials that will be torn off, in some cases, materials can be recycled which could reduce the cost of your roof replacement. Either way, to get rid of the old materials, they need to be handled by labor to be put into dump containers and then transported by a CDL class driver. After the job site is completely clean, your contractor will remove the dump container and clean up around where it was positioned on your property.

A background image showing construction workers on a roof. In the foreground, a worker in a red hard hat and safety vest is visible on the left. In the center, the back of a person's head is seen. On the right, another worker is partially visible. The background shows a construction site with various materials and equipment under a clear sky.

Having the Quality of Workmanship Inspected

The last step and one of the most important ones involves having the quality of the workmanship from your new roof installation inspected. Once your project is complete, your contractor will have a quality control person or supervisor come out and do a complete walk-through to double-check for quality.

They will get on the roof and inspect the installation to make sure that you will be left with the highest quality workmanship possible for the materials you invested in. By double-checking the areas that are most prone to leak such as chimneys, skylights, pipes, vents, and around all roof- -to-wall details. No matter who you hire, a contractor that double-checks their work is sure to have fewer issues from installation mistakes and leave you with the best installation possible.



CHAPTER 4

What Material Options Do I Have?

Now that we've discussed the basics, let's get to the fun part - your material options! Choosing the material that you believe will look best on your home all while adding some major curb appeal is the most rewarding part of the process. However, to make sure you get that butterfly feeling in your stomach instead of a pit caused by buyer's remorse upon your project's completion, you'll want to make sure you're well versed in your options.

The Top 4 Most Common Material Options



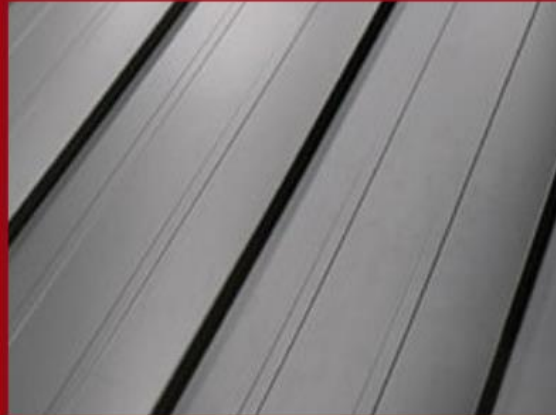
Asphalt Shingles



Tile



Wood and Slate



Metal

The 4 Most Common Material Options

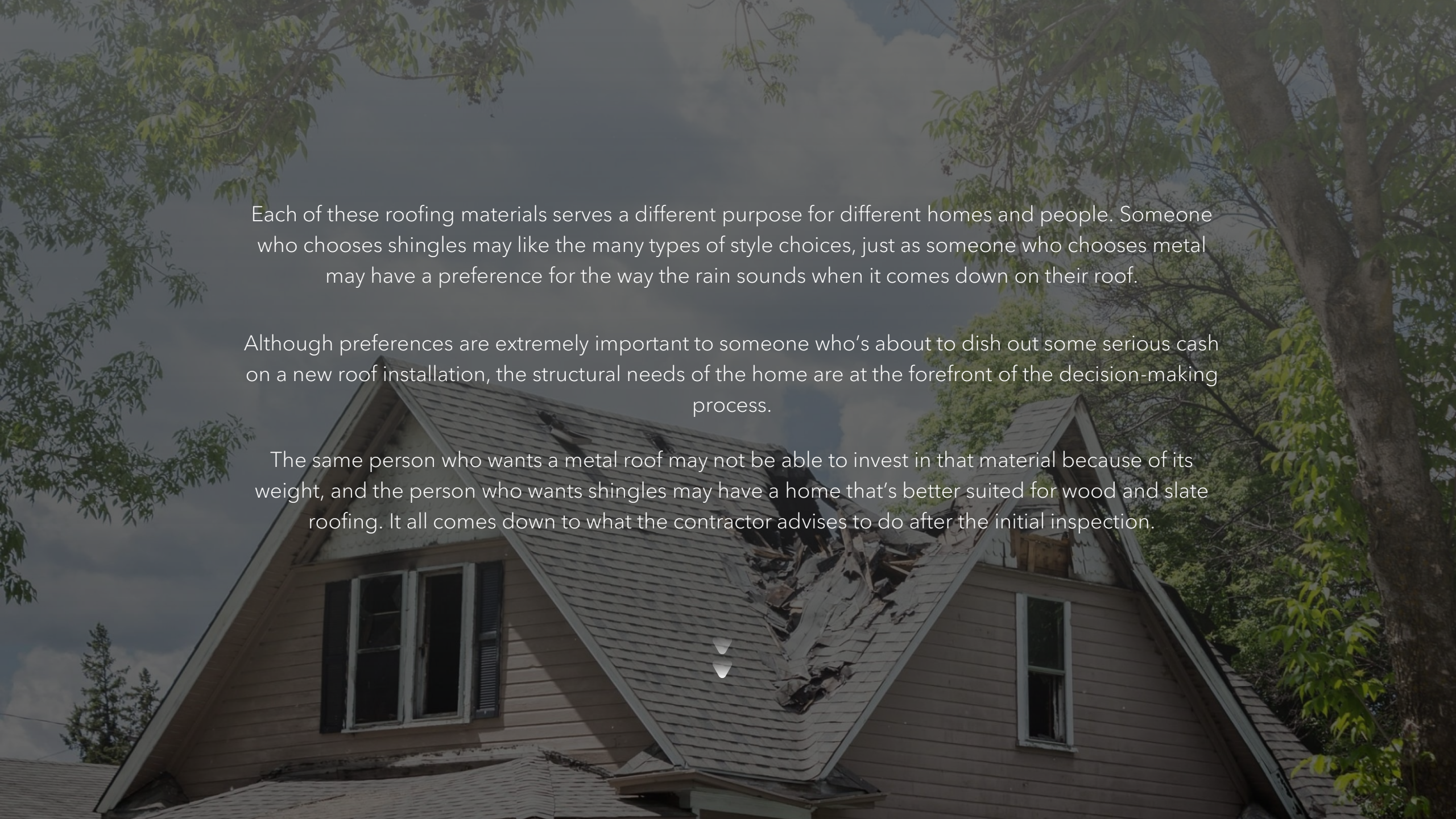
The 4 most common material options for residential roofs in North America are

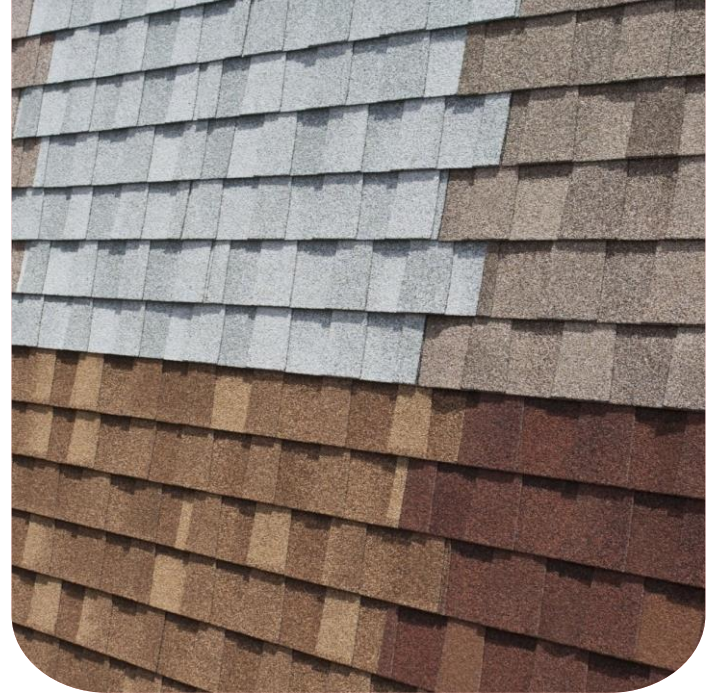
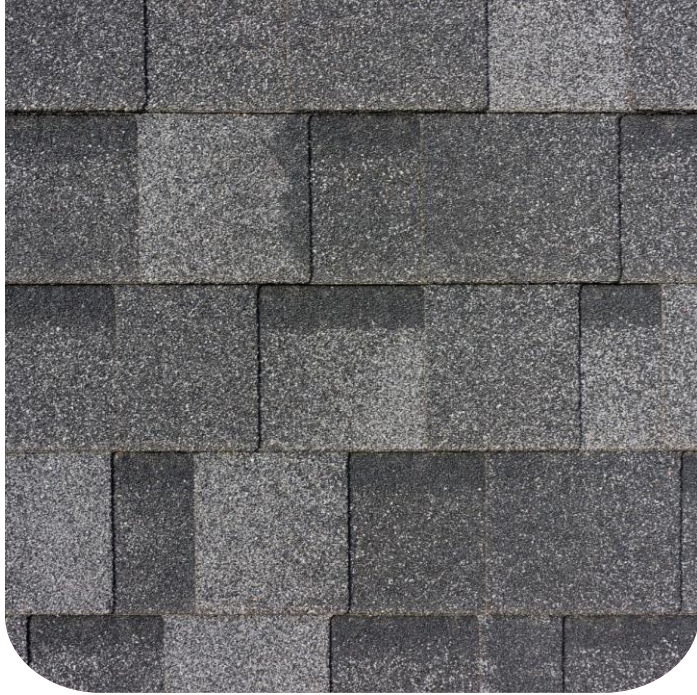
- Asphalt Shingles
- Tiles
- Wood and Slate
- Metal

Each of these roofing materials serves a different purpose for different homes and people. Someone who chooses shingles may like the many types of style choices, just as someone who chooses metal may have a preference for the way the rain sounds when it comes down on their roof.

Although preferences are extremely important to someone who's about to dish out some serious cash on a new roof installation, the structural needs of the home are at the forefront of the decision-making process.

The same person who wants a metal roof may not be able to invest in that material because of its weight, and the person who wants shingles may have a home that's better suited for wood and slate roofing. It all comes down to what the contractor advises to do after the initial inspection.





Shingles

Asphalt shingles are a type of waterproof roofing material. They're relatively inexpensive cost in addition to their longevity and durability making them the most popular type of roofing in North America. Asphalt shingles come in numerous styles and colors and would be the perfect addition to any home.

These shingles are made up of a base mat on the bottom, a layer of waterproof asphalt in the middle, and ceramic granules on top. The granules are what provide these shingles with the many different colors that you can choose from to fit the vision you have for your home.



Shingles

There are three different types of asphalt shingles, each performs a different function depending on what look or purpose you may want your roof to serve. These are known as:

Three-tab Shingles

Three-tab shingles are the most basic form of shingles and get their name from the way they are cut and installed. They are made out of a single layer of asphalt and then cut into strips. They are also the lightest type of shingle, therefore they are far more affordable than architectural and designer shingles.

Architectural Shingles

This is the most common type of asphalt shingle roof. During the manufacturing process, the base mats are given two or more layers to create a multi-dimensional appearance on your roof. Because of these extra layers and weight added, architectural shingles are particularly durable. There are two different grades of architectural shingles you can choose from, and these are known as regular and upgraded.

Designer Shingles

Designer shingles are also referred to as luxury shingles and are the highest quality type of asphalt shingles on the market. These shingles stand out due to their high level of functionality and their beautiful appearance, they add to your home.



Tile Roofing

Tile roofing is distinctive, beautiful, and sustainable, which makes it the roofing material of choice for residential properties. The rustic and classic look it offers to a property has been highly valued for a very long time. With the addition of a wide variety of shapes, profiles, and colors for endless decorative possibilities, tiles have remained a classic roofing option.

Tile roofs are incredibly versatile and durable, making them not only a stylish option but one that will keep you and your family safe, too. The storm resistance on this material is incredible, which is important for those living in regions with extreme weather conditions.

Wood and Slate Roofing

If you're looking for a rustic aesthetic, a wooden roof might be an excellent option for you. Due to their rarity, wooden roofs make your home stand out. Although RoofCrafters doesn't install this type of roof very often, they're beautiful nonetheless with many different perks.

Wood and slate roofs are incredibly sustainable and are perfect for those concerned about their carbon footprint. They also save you cash long-term, as

Wood is an excellent insulator, so you'll see your electricity bills reduced. Not to mention, the maintenance is incredibly easy and cost-efficient. The wooden materials and shingles are easier to replace than other roofing materials, so if you're ever in need of a roof repair, not to worry. Your repair will go smoothly and be finished before you know it.


Metal Roofing



A metal roof is composed of metal tiles stitched together which form a seamless design. You have a variety of materials to choose from when you buy a metal roof:

- Copper
- Tin
- Aluminum
- Steel
- Galvalume

You can customize the look of your home by investing in a metal roof. Available in multiple colors and designs, you can pick exactly how your home looks. You'll stay cool in the summer and warm in the winter, and relish in the fact that your electricity bills have lessened.

A photograph of a two-story house with a steep gabled roof. The roof is covered in grey shingles, but a significant portion of the central ridge is missing, exposing the wooden rafters and internal structure. The house has light brown horizontal siding and two windows with dark shutters. The image is overlaid with a semi-transparent dark grey rectangle containing white text. The background shows green trees and a cloudy sky.

Metal roofs are extremely durable, offering unmatched protection. Metal roofs are strong and highly resistant. Opting for a metal roof protects your house from strong winds, rain, snow, and hail, but also hampers mold growth. As metals are hard materials, they can withstand the harshest weather without taking damage. These roofs are fantastic for homes in regions with extreme weather.



CHAPTER 5

Which Color Roof Will Look Best on My Home?

Choosing the color of a roof is oftentimes one of the most difficult decisions a homeowner must make throughout the roof replacement process. One wrong color miscalculation can ruin your entire vision and perhaps cause buyer's remorse, which is a horrible feeling nonetheless, especially when it comes to the large monetary investment that is your roof.

The color of your roof is what ties your home's exterior design together. If a strange color combination is chosen because you've been misguided, or the color isn't quite what you were anticipating once it's been installed, this can lead to anxiety, possibly a large check to the local painting contractor to color match your siding to your new roof. So, you must have the education and knowledge to anticipate what color roof you wish to have installed before your initial inspection.

Which Color Roof Will Look Best on My Home?

So, how do you know which color is the best for your roof? Before we can answer this big question, there are a few important things to note:

Style

Mansard
Gable
Hip
Gambrel
Flat

Material

Asphalt Shingle
Tile
Wood and Slate
Metal

Style

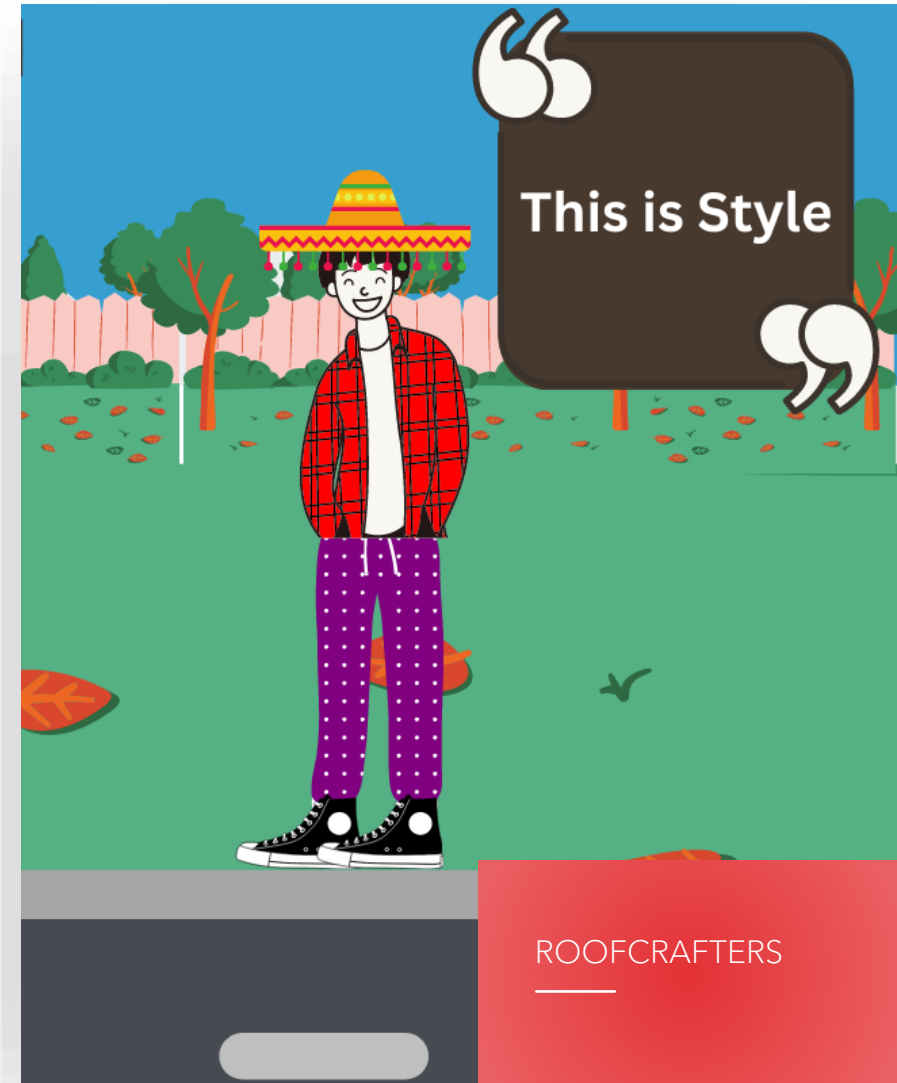
The Measure of
the steepness of
the roof
Slope

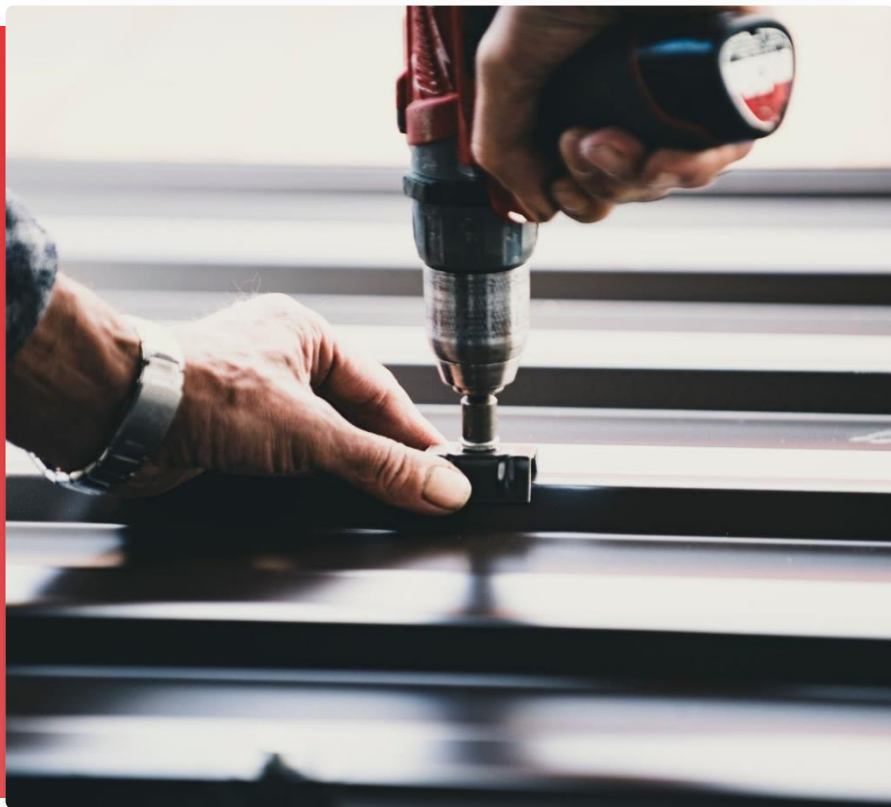
- What is the style of your home?
- What type of material would you use for your roof?
- What is the pitch of your roof?

Make Sure to Match

You wouldn't go out to your favorite restaurant wearing a red flannel, purple polka-dot pants, and a yellow sombrero, would you? As important as it is to make sure your outfits match, it's equally important to do the same for your roof and home. Always ensure the style of your home matches the style of the new roof you desire.

Are you the modern type? Or do you find pleasure in a more rustic, woodsy style? Believe it or not, these are the important questions you need to be asking yourself. The type of material you choose depends on what look you want to achieve.





How Do I Choose The Color of My Roof?

Just as you want your color schemes to match, the pitch and style of your roof will clash with certain materials. The steepness of your roof, as well as your roof's style, will help you determine the right colors and materials that should ultimately be used. There are 5 things you should consider when choosing the color of your homes roofing system to amp up your curb appeal a suit your style:

- The most common color combinations
- Your preference for light and dark colors
- The color of the siding on your home
- The location of your home
- Your personal preference



Light or Dark Colors

When choosing a color scheme, we always like to ask you first. After all, it is a personal preference. So, what do you like better? A contrast or a blend? A contrast would be a light-colored home paired with a dark roof. Think of a white home, with a black roof. Now, how about a dark-colored home and a light roof? Perhaps a beige home paired with a white roof. That sounds pretty cool!

You can also choose to do a blend. A blend is where we match the roof as close as we can to the color of the rest of the home. An example of this would be a grey stucco home and a grey roof.

You've got a lot to choose from!

The Color of Your Siding

You must evaluate the structure and color of the exterior of your home before choosing the roof's color. It can be beneficial if you are planning to repaint your home when replacing or constructing the roof. This will help you create eye-catching combinations and earn your money's worth if you choose to sell in the future.

The color of the roof will either shift the potential buyer's focus or grab it. Therefore, whatever roof color you pick, it is a great idea to have a plan of what you are doing with the rest of the exterior siding and color before selecting your new roof color. No pressure, just something to think about.



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The Most Common Color Combinations

If you don't know which colors look good together or what colors clash, we've created a list of common color combinations you can try.

White

White is, without a doubt, one of the most versatile colors. For this reason, if your home is white, you can choose any roof color that you'd like. Nothing clashes with white.

Cream

If your home is along the lines of cream and taupe, hues of blue, black, green, or gray will look great.



The Most Common Color Combinations

If you don't know which colors look good together or what colors clash, we've created a list of common color combinations you can try.

Wooden

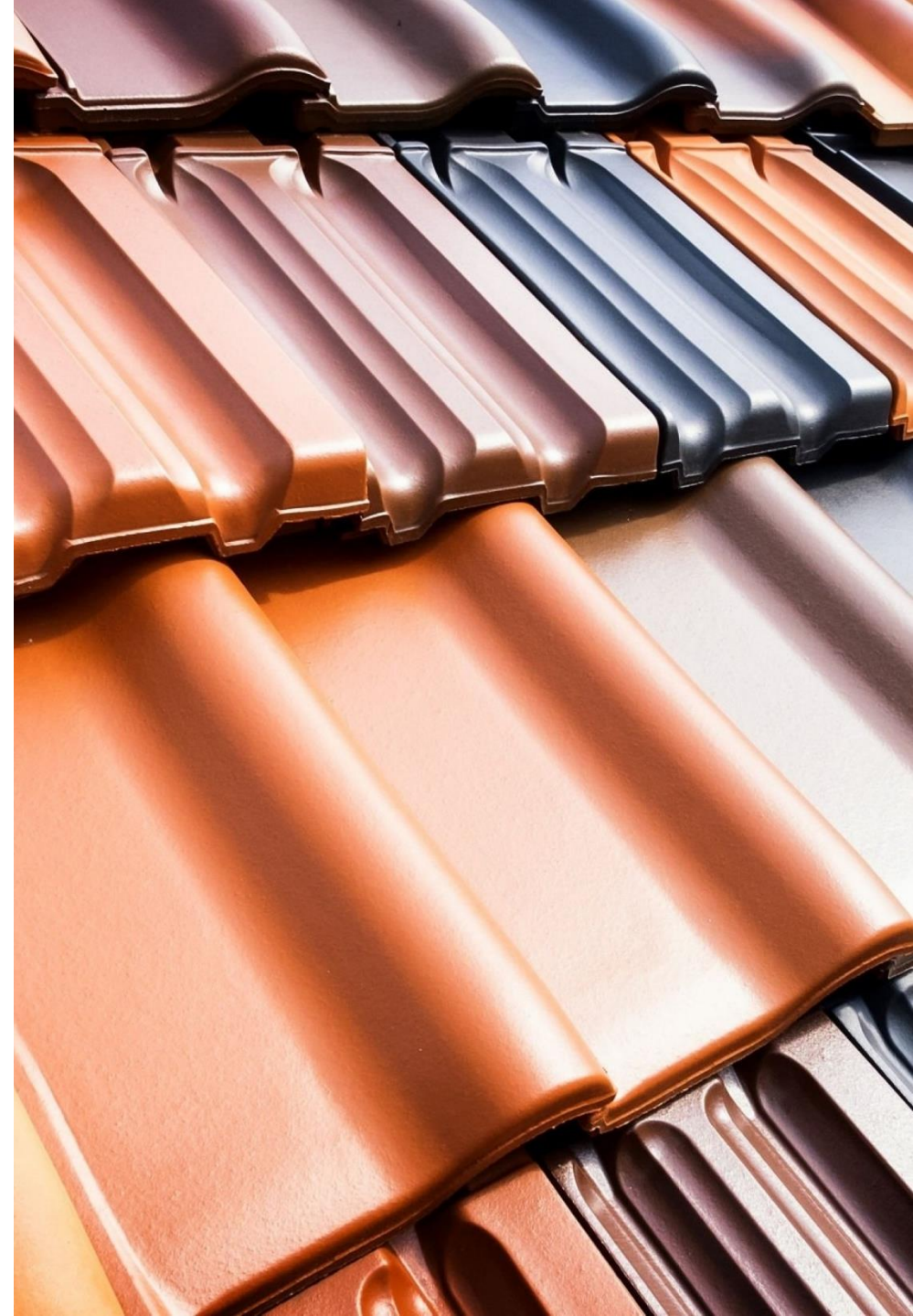
Wood comes in many different shades and colors. Typically, wooden homes look great with black, green, gray, blue, or even brown roofs.

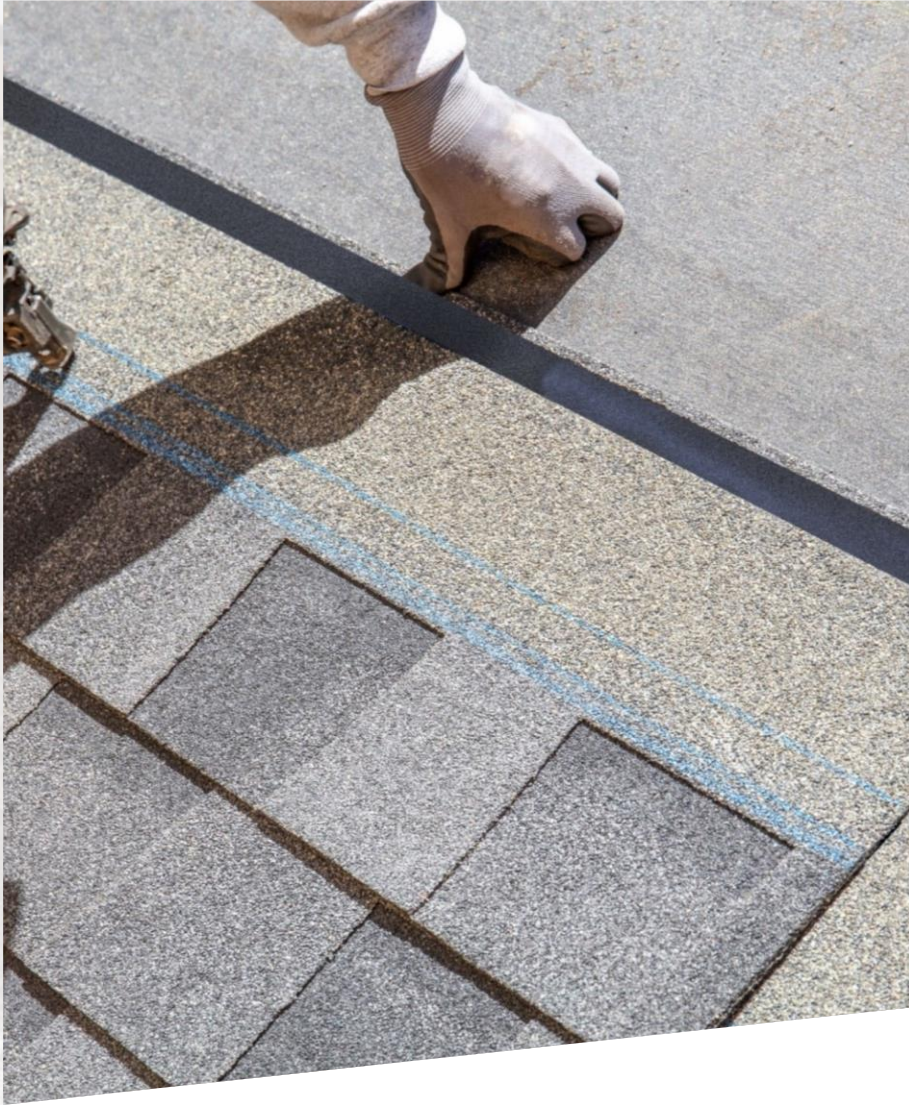
Red

Red is a bright color on its own, so it's better to pair it with darker, more subtle shades. Usually, red looks great with black or gray.

Grey

If your home is grey, the safest bet would be to install a black or grey roof. Other colors, such as white or pewter would also look great.





The Location of Your Home

The location of your home will help determine the colors that would look best for your roofing system. In addition to the weather, you must also look at the type of sunlight and vegetation in your area. A lighter color roof will help reflect the heat in warmer zones, whereas in colder regions, a dark roof will help absorb heat and keep your home warm. Additionally, the type of landscape you have around you will also play a factor in choosing the right color for your roof.

Your Personal Preference

Cruise around your neighborhood and take a mental note of your style and design preferences. It could also be helpful to create a board of ideas and discuss them with a professional roofer. If there's anything you take from this section of the guide, simply remember to match the style of your home with that of the roof.

You can always re-paint your home later on, however, it's much more challenging to get an entirely new roof installed. If your home is chic and modern, don't go for outdated color themes. In contrast, if your home is made with bricks and has vintage architecture, it's better to match the roofing with something that will complement that particular style.



A red-tinted photograph of a roof with a circular vent. The vent is a circular, ribbed metal cover. The roof has wooden rafters and a gutter. The background shows a clear sky and some bare trees.

CHAPTER 6

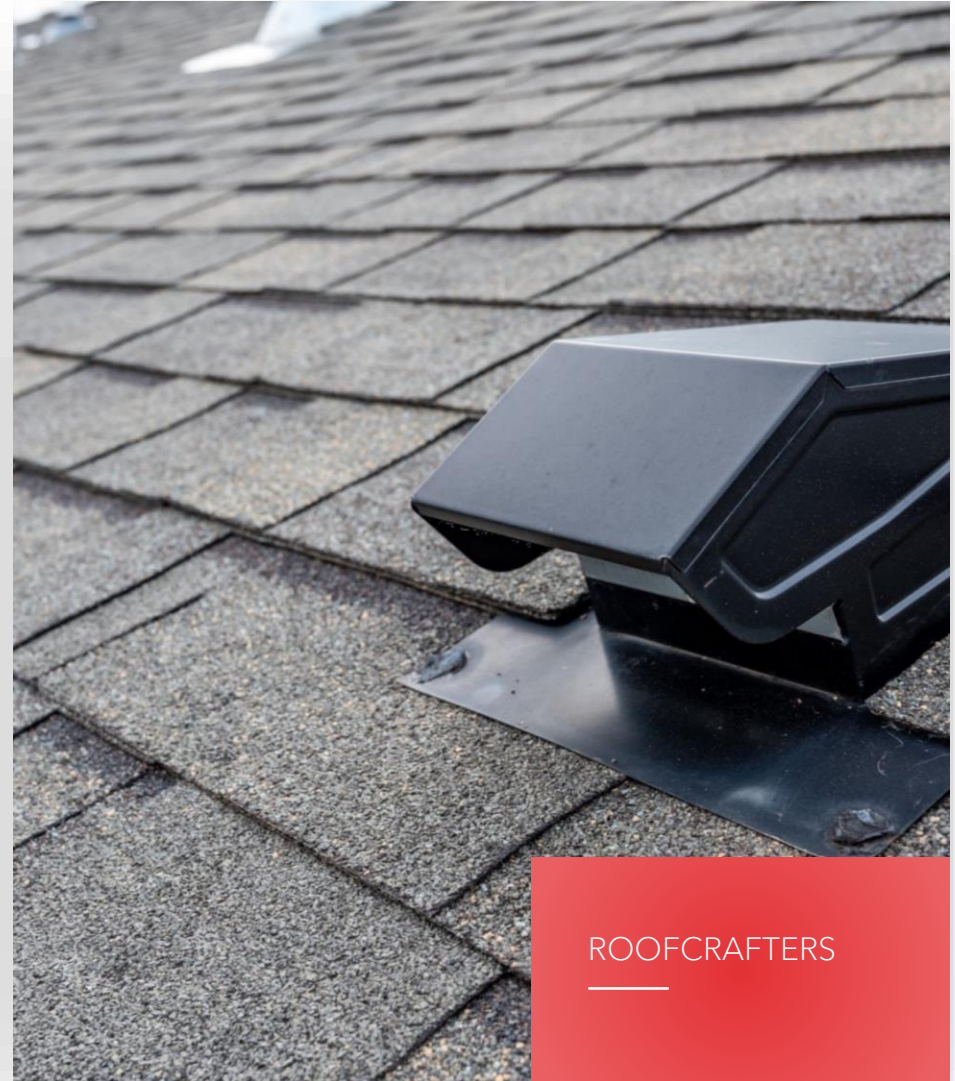
What Ventilation System Should I Choose?

The fun part's over folks. Now, It's time to start considering the functionality of your roof, and one of the most important components to take into consideration is your ventilation system. When you undergo a roof replacement, you'll likely need a new vent system too. Certain vents work better with certain roofing materials, so you must understand the basics. Let's jump right into what a ventilation system is!

What is a Roof Ventilation System?

Roofing ventilation systems are designed around the fact that anywhere you go, if you're on Earth, that is, warm air rises. The same thing happens within your home. This is the reason why basements are generally cooler, and the upstairs rooms and attic tend to be warmer.

During the heat of the summer months, the sun causes the air within your attic to become extremely hot. Your air conditioning inside the home will help to cool this hot air down. Vice versa, in the winter months, the cool air trapped in your attic will be heated by the temperature from the inside of your home.



What is a Roof Ventilation System?

During either season, a good ventilation system will allow the cool air, either coming naturally from outside or inside from your AC, to enter the attic near the eaves (edge or overhang of your roof) and exit near the peak. Traditionally, some of the vent areas will be lower, and the rest will be higher.

Ultimately, the goal of your ventilation system is to make sure the temperature, as well as the humidity levels outside, match those that occur within the attic space. Not only is this important for your home as a whole, but think about the longevity of your beloved decorations you keep stowed away up there. The last thing you'd want is Grandma Carol's 80-year-old angel figurines that never see the light of day melt in the heat of August, right? Okay, don't answer that. You get the point.



Types of Roof Ventilation

There are many different types of roofing ventilation systems on the market.

The ventilation system that you have already installed, or needs to be installed in the future is going to depend on the type of roof you have, as well as the square footage of your attic. A professional roofing contractor will conduct a thorough inspection of your attic and roof and help you make the ultimate decision. Or feel free to use the GAF ridge vent calculator to determine the amount of ventilation needed for your house.



Types of Roof Ventilation

Ridge Vents

These types of vents are installed on the peak of a roof. They help to provide continuous and uniform exhaust ventilation at the highest portion of the attic and are designed to help resist heavy and wind-driven rain.

Off Ridge Vents

Off ridge vents are not only UV-resistant, but they're a static system as well. This type of system is suitable for installation on sloped roofs.

Gable Vents

Gable vents are usually installed on the exterior wall of your attic, and unlike the other venting systems, they're meant to be seen. They add an architectural element to your home and create the proper air circulation needed.



Types of Roof Ventilation

Mechanical Vents

As the example of the whirlybird that was mentioned above, mechanical vents use the power of the wind to help remove excess heat and moisture from your attic.

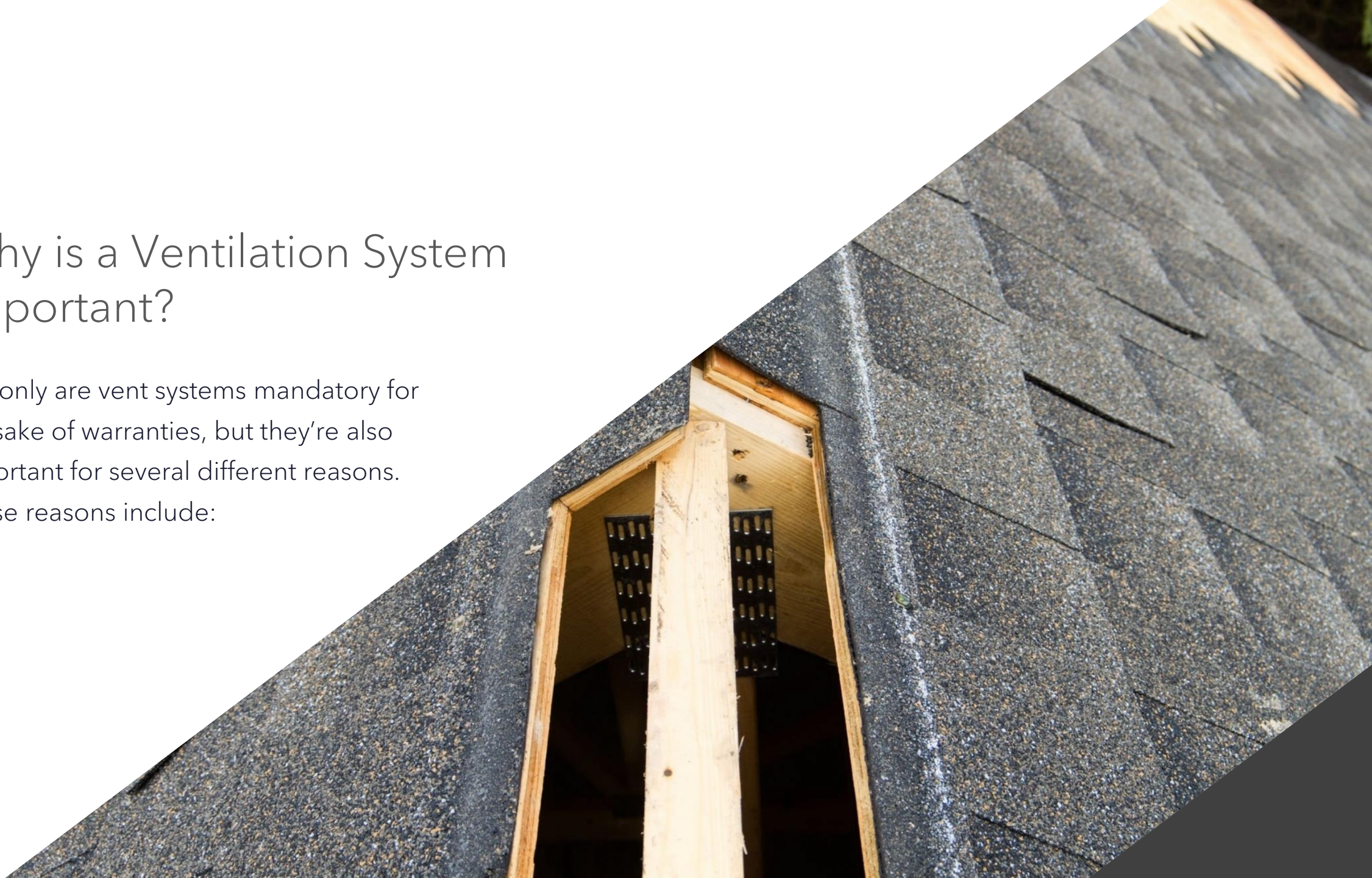
Power Vents

Power vents use the electricity of your home to power the fan. Or solar power fans are available to provide the attic circulation and ventilation needed.



Why is a Ventilation System Important?

Not only are vent systems mandatory for the sake of warranties, but they're also important for several different reasons. These reasons include:



Roof Longevity

First and foremost, a ventilation system is important for the overall longevity of your roof. We're talking majorly important. If you have asphalt shingles installed on your roof and neglect to install a vent system along with it, your roof will not last you 15 to 20 years.

Without proper ventilation, your attic will become so hot during the summer months that your shingles will begin to cook. Not only will you have to dish out more money for a new roof installation, but this could potentially start a fire. Homeowner's insurance will not cover these costs, as this would fall under neglect.



Heating and Cooling

Just as you and I breathe, your roof and attic need to do the same. Blistering heat and sunlight make your attic less than bearable. Grandma Carol's figurines told us so. If your attic isn't breathing properly, this hot air builds up after a while. All of this being said, there needs to be an "inhale where cooler air enters your attic through vents and pushes the warm air out. Then comes the "exhale", or the escape of the hot air.

With proper ventilation, not only will your attic space remain at a moderate temperature, but so will your entire home. When the temperature is controlled, you'll be at a lesser risk of trapped moisture and everyone's least favorite, roof leaks.



Cost Efficiency

That's right, proper ventilation is cost-efficient. Although it's a bigger investment upfront, it will pay off in the long run, we promise. With a vent system, you won't have to worry about paying as much on energy bills, as your attic would be leaking hot air throughout the rest of your home. Sayonara, hefty utility bills!

Not only will your AC not have to work as hard, but you'll be saving the money you'd have to spend on attic and roof repairs if you didn't have a ventilation system installed. All in all, save yourself stress and money and make sure your home has the proper ventilation system installed.





CHAPTER 7

What Types of Warranties are Available?

When it comes to warranties, no two are written alike. A roof workmanship warranty works like insurance in that it protects your investment from manufacturer defects and shoddy workmanship. Most roofing systems come with several warranties.

A manufacturer's warranty typically covers both the roofing materials (shingles or metal) and underlayment for 20-50 years. If you purchase a material-only warranty, should the shingles or metal deteriorate before the warranty is up, the manufacturer would be required to replace them. We recommend that you read the fine print, most material-only roofing warranties are prorated after 5 years or 10 years depending on the materials and brand.

A roofer is shown working on a roof, wearing a grey t-shirt and dark pants with a tool belt. The image has a red tint overlay. The title text is white and centered over the image.

What Types of Warranties are Available?






A workmanship warranty depends on how well the roof system was installed. If your roof were to spring a leak after it was installed, this usually indicates poor workmanship. A labor-only warranty would require the roofing company to fix any leaks for a specified amount of time after it was installed. However, only a full-system warranty covers both labor and material defects.

This type of home roofing warranty typically covers things like shingles, underlayment, and flashings, along with other materials used in the installation of a roof. Full-system warranties usually also cover the full cost of repairing leaks, including labor and material. As a result, this type of warranty is more expensive than either material-only or labor-only warranties.

How Long Does a Roofing Material Warranty Last?

That depends on how the warranty is worded. Even if a manufacturer or roofing contractor tells you the warranty lasts for 25, 35, 50 years, or a lifetime, the actual term of coverage can be abridged depending on how the contract is worded.

For example, while the bold print may read “30 years” or “lifetime”, the fine print may indicate that the actual warranted value of the roof is reduced by 80% and drops 2% every year. Other exclusions can include such things as deterioration of underlayment, caulking, and/or flashing. A big one in the fine print is misapplication, if your contractor installs the roof incorrectly, some manufacturers will void the material warranty.

WARRANTY SELECTION GUIDE		"TYPICAL" Shingle Warranty*	GOOD [†] 	BETTER [‡] 	BEST [§] 
Manufacturing Defect Coverage <small>(when Lifetime Shingles are installed)</small>	GAF Lifetime Shingles and Accessories*	Lifetime*	Lifetime*	Lifetime*	Lifetime*
	Up-front (100%) Coverage Period	Only 10 yrs	50 yrs	50 yrs	50 yrs
	Covers Roofing System?	Maybe	Yes <small>(entire system)</small>	Yes <small>(entire system)</small>	Yes <small>(entire system)</small>
	Cost Of Installation Labor Included?	Only 10 yrs	Lifetime*	Lifetime*	Lifetime*
Workmanship Coverage <small>(when Lifetime Shingles are installed)</small>	Misapplication of GAF Shingles and Accessories?	No---	No---	10 yrs <small>(Coverage provided and backed by GAF)</small>	25/30 yrs <small>(Coverage provided and backed by GAF)</small>
	Misapplication Of Covered Flashings?	No---	No---	10 yrs <small>(Coverage provided and backed by GAF)</small>	25/30 yrs <small>(Coverage provided and backed by GAF)</small>
Peace Of Mind*	Tear-Off Costs Included? <small>(when necessary)</small>	No	Yes <small>(for manufacturing defects only)</small>	Yes <small>(for manufacturing defects or misapplication)</small>	Yes <small>(for manufacturing defects or misapplication)</small>
	Disposal Costs Included? <small>(when necessary)</small>	No	No	Yes <small>(for manufacturing defects or misapplication)</small>	Yes <small>(for manufacturing defects or misapplication)</small>
	Contractor Factory Certified?***	No <small>(system not rated)</small>	Yes	Yes	Yes
	Warranty Transferable For Free?	Maybe	Yes	Yes	Yes
	Good Housekeeping Protection On Roofing System? 	GAF Only <small>(U.S. Only)</small>	Yes <small>(U.S. Only)</small>	Yes <small>(U.S. Only)</small>	Yes <small>(U.S. Only)</small>
<small>*Warranty coverage varies by manufacturer. Not applicable warranty for complete coverage and installation. The word "Lifetime" refers to the length of coverage provided by the GAF Shingles & Accessories Ltd. Warranty, System Plus Limited Warranty, Silver Wedge Limited Warranty, or Golden Pledge Limited Warranty, as applicable, and means as long as the original (initial) owner of a single-family detached residence lives the actual warranty is system (manufacturer) based. The warranty when the Shingles and accessories are installed. The person (contractor) who installed the above-referenced Lifetime coverage is not applicable. Lifetime for warranty in accordance with the use of at least three qualifying GAF accessories and the use of GAF Lifetime Shingles (includes certain "Make Your Own" accessories). ***Contractor certification is only for installations covered by GAF Enhanced warranties. ---Some limited workmanship coverage may be available through your contractor.</small>					
<small>©2021 GAF. 10/17/21 #2021 • 10/24/21</small>					



What's a Lifetime Roof Warranty?

While most asphalt shingles manufactured today come with a lifetime warranty that's good for as long as you own your home, you should be aware that most come with a provision that has a specified non-prorated period that typically only lasts 10 years. After that, you'll be required to pay a portion of the replacement cost that's determined by the age of the shingles. (This is another reason you need to carefully read the warranty in its entirety.)



What's a No Dollar Limit Warranty?

This type of warranty is only available through the manufacturer. Considered the Cadillac of manufacturers' warranties, it provides the homeowner with the satisfaction of having the manufacturer take full responsibility for the repair or replacement of a defective roof, no matter how much it takes to affect the repair including material and labor. This kind of warranty only covers damage caused by defective material or faulty installation. Not storm damage or any acts of mother nature.



An aerial photograph of a residential property. A large house with a red-tiled roof is the central focus. To the left of the house is a green lawn with a curved, light-colored stone or brick path. The background shows more greenery and parts of other houses. The overall scene is bright and clear.

Can You Transfer a Warranty?

That depends on several things. First of all, the home warranty roof coverage must state that it is transferable, along with the terms of transfer. Typically, this means that a roof can be transferred to the next owner should you sell your home while your roof is still under warranty. However, doing so may also reduce the rate of coverage for the next owner. It may also require you or the new owner to pay a warranty transfer fee.

What Isn't Covered by a Roof Warranty?

Just as any homeowner's policy has limitations and exclusions, so do roof warranties. Here are several things that aren't covered by or can make a roof shingle warranty null and void. These include:

- Subsidiary damage to the structure or belongings in your home
- Damage caused by standing water
- Acts of God, such as earthquakes, tornadoes, lightning strikes, and storm damage
- Fire damage
- Unauthorized repairs
- Negligence
- Improper attic ventilation
- Improper roof cleaning
- Improperly installed solar systems and satellite dishes





CHAPTER 8

Schedule Your Inspection

All roofs need to be replaced at one point or another. Although we wish they could last us forever just like the wine glasses we bought in college have, it's just not rational. Neglected roofs can quickly become an inconvenience and create disruption in your daily activities, so planning and preparation are key. It's always better to take care of the roofing system as soon as possible to avoid any costly interior or structural damage that occurs from roof leaks.

In addition, a well-maintained and aesthetically pleasing roof will also increase your property's value. So, it's better to be mindful of all the factors that can affect the roofing system's lifespan and overall cost. The information provided in this guide provided you with everything you need to know regarding your upcoming roof replacement, ranging from costs, material options, and warranties. In the end, any decision you make should be based on your personal preferences and the budget you have allocated to your specific roofing needs.

When you choose RoofCrafters, you're choosing family, and we want the very best for you. If you're interested in joining our family and having your roof replaced by experts who have helped thousands of customers in Georgia, Florida, and South Carolina undergo a headache-free roof replacement, drop us a line on our contact page and one of our friendly representatives will reach out to schedule your inspection at your earliest convenience.

[Schedule an Inspection](#)



An aerial photograph of a large group of people, mostly wearing red t-shirts, standing in a large parking lot. They are arranged in several rows, with some individuals in the front row wearing dark clothing. Behind them is a fleet of pickup trucks, many of which are white with red and black graphics. The trucks are parked in rows, and some have equipment like ladders or toolboxes in their beds. In the background, there is a long, low commercial building with a flat roof and a series of open bays. The sky is clear and blue. A large red rectangular box is superimposed over the center of the image, containing the text "THANK YOU" in white capital letters.

THANK YOU