

HOMEOWNER'S GUIDE TO ROOF REPLACEMENT COSTS



*Don't Get
Ripped Off*

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Homeowner's Guide to Roof Replacement Costs – Don't Get Ripped Off

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DON'T GET RIPPED OFF

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Homeowner's Guide to Roof Replacement Costs – Don't Get Ripped Off

SUMMARY

Congratulations for purchasing this book! By downloading this book, as well as using the online quoting resources at www.americanroofrepair.com, I have helped so many people get the best deals they can for their homes.

Lets start with a small introduction about myself and a description of the trials challenges, joys, sweat and tears in the roofing trade. I am a retired roofer of some 40 years experience and decided to provide the information I learnt from the best. I have always enjoyed roofing and have taught many professionals and homeowners how to repair roofs, estimate roof replacement cost and all the tricks of the trade. I started roofing as an apprentice and learnt the trade doing the hard work building America during the 1970s. The roofing trade was different back then as safety was not paramount and many roofers were cowboys operating without insurance. Many of my friends were hurt during roofing accidents over the years until the government started to bring regulation into the industry.

I eventually earnt my trade and worked for many companies until I decided to work for myself. Like all business in America the work of running the business was harder than the roofing work itself. Staff, taxation, regulations, permits, insurance, customers were all new experiences that I had to navigate through and boy was it a journey. After running my business for many years I finally handed it over to my sons and retired.

My goal with this site is to give you information you need in an easy to digest format so that you can make the best roof repair decisions on what matters to you. I will provide my own opinions on the way and provide you with an easy and well-researched [Roof Replacement and Repair Estimating Software](#).

In short, I hope my site will help you find the best roof repair solution for you.

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Whether your business premise or your home, the roof forms the basic part of it as it covers, secures, and gives a definition to your apartment. This entitles for a quality and permanent roof that can support and integrate properly with the apartments and provide the required safety. The roof installation process does not necessarily require your presence as that may not make a difference. To help you make an informed choice that can offer eminent security with a substantial magnificent quality, we have superficially outlined the key Do's and Don'ts during roof installation.

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Don't Assume

Carry out a roof inspection

Before purchasing a new roof for your premises or apartment, it is advisable for you to seek for professional roof evaluators. They will help you to determine whether you need a new roof or not and the extend of the roof quality you need.

You need to seek services from an established company with a good reputation in inspection to evaluate the status of your current roof before penning down a contract for a new roof. We have been recurrently asked for a quotation of a new roof by our clients but in the end we find that their roofs have a longer lifespan than they anticipated.



There are a number of factors that determine the prime lifespan of a roof. Below are some of the components and factors that determine a roofs lifespan:

Tree proximity- having an intensive tree cover in you compound provides a cool and mind blowing exquisite views and can also act as a fuel substitute during the summer season. Despite the trees providing and offering a conducive environment for relaxing they can also cause adverse effects on our roofs when planted closer to our apartments. Trees may harm the roof tops through accumulation of debris, algae growth on top of roofs and harm from falling tree branches.

Type of roof covering - Different roof materials have different lifespan coverage ranges in different areas of the world due to the discrepancies of climatic conditions. For instance in Florida the asphalt Shingle roofs have a lifespan of between 15 to 20 years, the tile roofs have a longer expectancy range of 18 to 25 years meanwhile the wood shingle roofs have the least lifespan ranging from 8 to 15 years. The metal roofs have the highest range of life expectancy culminating with a range of 25 to 40 years.



Weather- climatic conditions vary in different regions of the world. As climatic conditions are prone to sudden changes within different times of the year, adverse or severe changes in the weather greatly affects the lifespan of roofs. In areas with prolonged dry spells, the extreme temperatures make the wooden shingles to become brittle and hence may break within a

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shorter time than their recommended life expectancy. In the regions with increased moisture and shade, this accelerates the growth of moss on all types of roofs and thereby decreasing the lifespan of the roofs. Different climatic extremities like wind, storm, snow, heat all reduce the lifespan of roofs.

Directional exposure- this varies with different regions of the world. In Florida, the mostly affected side of the roofs is the Northwest. This side develops leaks very fast as a result of mildew formation on the roofs. This decreases the lifespan of every type of roofs.



Maintenance- Put in place a regular maintenance for your roof. Having regular checkups for your roof helps to keep and increase the lifespan of your roof. This minimizes the damage of tiles or other roofing materials in the circumstances of unavoidable and climatic conditions disarray of the roof. In Florida this can be best done in the spring and the summer after the great winds and snow. Let your apartment be inspected by professionals for maintenance. Some of the light maintenances can be done by self like cleaning the debris and clearing the water passage areas.

Foot Traffic- most of the apartments roofs have distinguishable foot traffic, which is done either through cleaning practitioners, dryer cleaners or even technicians and this significantly reduces the lifespan of the roofs.

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Do Your Research

Most of the roof installation clients or consumers ignore the essence of partaking research on roofing before getting into contracts. This deprives them the quality aspect of roofing as they are prone to land on the wrong contractors. If you want the best quality roofing work, first undertake a detailed research on the roofing materials, systems, installations, technology and different contractors and companies offering the services.

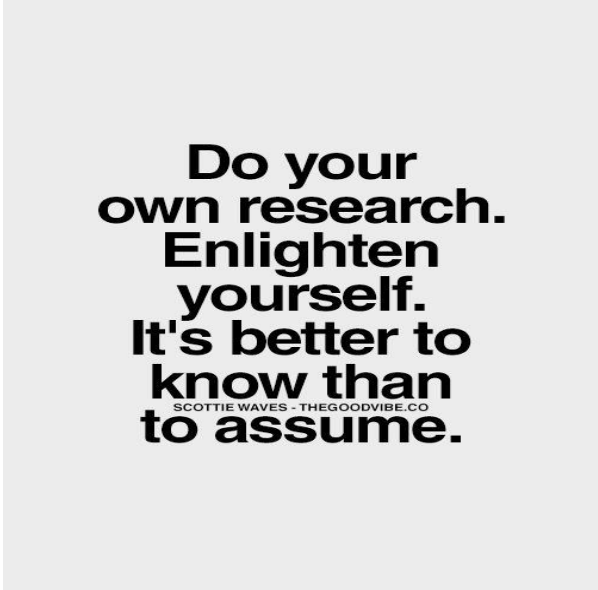
As you undertake your research you will notice that roofing is involving as any other job out there. And it's not done by the wayward individuals but the bold personas. There are different fashions of taking a well nourished research, most favorable being the utilization

of the internet. You can browse on reviews, magazines, forums and other substantial websites on the internet. You can also refer from friends, colleagues, and any other available source for proper acquaintance with roofing. Outlined below is a list of the most common roofing materials that you may encounter or may look for during your research. We strongly advise you to research more on every material to be well versed with its pros and cons.

Wood shakes – very adjustable to different parameters like color, width and length to suit the consumers wish and give out an exquisite ambience relative to clients take. Showcases and portrays the desired level of magnificence. Non durable and worthy a fortune in Florida.

Composition shingles – has different classes structured from Fiber glass shingles that derive an appealing and tidy glare. Readily available and affordable in Florida.

Clay roofing tile – This is one of the best materials for apartments with the Southwestern, Spanish and Italian designs. It is one of the super tiles that resist mildew and it's hard to break. Widely used in the South of Florida.



**Do your
own research.
Enlighten
yourself.
It's better to
know than
to assume.**
SCOTTIE WAVES - THEGOODVIBE.CO

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Slate – silver made architectural rock mines that are superficially shaped and structured to fit their purpose. They are very expensive but uniquely tailor made and are commonly found in the upscale apartments.

Concrete tile – This is readily available in different sizes and colors. Fitted over the roof covering and they are most commonly used in the Southwest of Florida.

Single ply membranes – Also known as the Rubber roofs and are found in different material qualities like PVC, TPO, and EPDM. TPO is the most used and known but less effective. Most of the ply membranes are not durable.

Metal roofs – This are the mostly used are turning back to the market as their demand rises. The standing seam galvalume steel has widely been used, covering some of the historic sites like Thomas Jefferson's Monticello and Washington monument. Based on the a research by Solar energy center 1985, the metal roofs absorbed less heat by 34 % compared to asphalt shingles. This metal roof mostly favors the residents of the coastline.

Modified Bitumen membranes – They are also called Built up roof systems or BUR roofs. It is made from a combination of polyester, rubber and asphalt integrated together to make a concrete sheet. The membranes are the broadly used materials in flat roofs. They are so durable when properly and regularly maintained. They can be fitted with heat welding or hot asphalt kettles.

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Don't Hire Unscrupulous Roofers

Unscrupulous

This is an individual or contractors that lack the idea and interest of what you want, they lack the honesty of giving you the ideal thing that you fancy for. You should bestow your confidence in a company that has an established reputation and have the curiosity for perfection. Below are some of the professional traits to look for when making a roofing contract.

Insurance

You should make sure that you examine the insurance policy cover of the contractors before signing a contract. Insist on contacting the insurers and demand for the liability policy and limit for the

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contractors. Also demand for clarification on the number of employees on the workman's comp insurance. This will help you in understanding the weight of the company and liquidity and liability threshold.

License

Ensure that the contractor is licensed to operate within your jurisdiction. Determine whether the individual you are contracting with is the owner of the company bearing the license or an employee of the same company. This will help in ensuring that you make a contract with an ideal client and for more clarification on the verification of the license you can cross-examine the license at your states department of Labor and Industry,

Get a release of lien

Make sure that you get a notice of full payments made to the supplier of materials of your contractor. This will help evade any balances owed to the contractor by the supplier. It is important to request for a contractor affidavit after the final payment. This is a duly signed form indicating that the contractor has settled all his supplier bills.



Ensure That You Get What You Paid For

Always ensure that the materials and appliances that you bought are utilized on your roof. Below are some of the materials that accompany the roof covering:

Felt paper – this is an organic or stick membrane that should cover the whole house.

Starter shingles – These are strips applied before the first course to prevent shingle blow offs.

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Drip edge – This is a device that is fitted along the edge to protect the roof from water damage

Ice and water protection – this is a form of metal or other device used in the valley eaves

Roof venting – they are different for different roofs. For the metal roofs we have off ridges while for the shingle roof we have ridge venting.

Flashing – This is a piece of metal fitted at protruding points of the roof for shielding off water.

With the materials onboard you also need an experienced, professional and an expert contractor to satisfactorily meet your needs. You ensure that the company you are contracting with understands your wishes and answers all the questions that you might have concerning the roofing system. The contractor should be able to give you an estimate of your project and the picture of the final result. They should also be easily accessible and easy to handle and deal with.

Don't Let Cost Be Your Consideration

Most of the best roofing contractors do not compete for price as their demand is always very high. The biggest incentive for deploying such a contractor for your work is quality and disturbance minimization. Again it would also be for a prolonged relationship in the cases of future maintenance and other resulting problems with your roof.

Insisting and bargaining too hard may lead to sacrifice of quality work and quality materials for the cheap. Having in mind the safety of your personal belongings and the security of other humanitarian needs being compromised, a quality roof is worth a sacrifice.

Check references

A well reputable and legitimate contractor should be in a position to table a list of references from the already done contracts. As a client you should spare time and visit some of the individuals who have

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previously contracted with the company. This will provide you with first hand information on the company you are due to contract with. They will help you know the kind of treatment the contractors normally offer and the quality of their work. The neighbors of the referees can also provide a helpful information on the status of the contractors.



Ask Questions and Put them in Writing

It is very crucial and a mandatory to have a signed contract by both the homeowner and the contractor. The contract should be immensely detailed and clear in every point. The contract should involve different frames and parts as:

Time frame – The contract should clearly stipulate the start and completion date of the contract.

Work schedule – this involves a plan for working hours and maintenance of the work site.

Materials – the contract must clearly give a breakdown of the needed materials, their costs and the mode of payment.

Legal documents – The contract should have the necessary legal documents like permits.

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Before committing oneself and getting into a contract with a roofing contractor you should make sure that everything is clear and up to the required standard. The contractor should clarify any ambiguity and area where you feel unsatisfied with.

Questions that you should ask

1. How long will the roofing contractor guarantee for leaks? You should try as much as possible to hold him liable for the leaks for a long period.
2. Is the contractor going to deploy subcontractors? This should be made clear as some contractors may use inexperienced subcontractors. If yes demand for an explanation and if you have to comply ask for the sub-contractors license and reference to prove their legitimacy.
3. Does the roof system meet the compliance code? Demand for a proof of the same.
4. Does the roof meet the threshold for a secondary water barrier reduction through my insurance cover? If they fail to give you a satisfying answer, flee for your safety.

In the event where the contractor is rushing, evasive or uncomfortable with your questions and impatient, be warned and take heed they may be lacking the expertise and professionalism and may con you.

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Improvement Centre – Roof Replacement and Repair Quote

If you go to my estimator and quote software for your Roof Replacement and Repair needs I will take you through the full step-by-step process. You can find the software at link below:

[Estimate](#)

Step 1: Decide if your job is New Roof Installation, Replacement Roof or Roof Repair and enter your Zip code so the local average results can be used for your area.



The screenshot shows the 'IMPROVEMENT CENTER' website interface. At the top left is the logo. At the top right is a 'BBB ACCREDITED BUSINESS' badge. Below the logo, a banner states 'We've helped over 17,697,571 homeowners find the best service companies!'. The main content area is titled 'Your Roofing Project Starts Here' with a yellow arrow pointing to the form. The form contains the text: 'Whether you're just getting started on your project or ready to hire an expert, we can help. Simply enter in some project details below to get started.' Below this, there are two sections: 'Select task:' with three radio button options: 'Install', 'Replace', and 'Repair'; and 'Your zip code:' with a text input field. A large orange 'GO ►' button is centered below these sections. At the bottom of the form is a 'More information' link.

IMPROVEMENT CENTER

BBB ACCREDITED BUSINESS

We've helped over **17,697,571** homeowners find the best service companies !

Your Roofing Project Starts Here

Whether you're just getting started on your project or ready to hire an expert, we can help. Simply enter in some project details below to get started.

Select task:

- ☐ Install
- ☐ Replace
- ☐ Repair

Your zip code:

GO ►


[More information](#)

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Step 2: Answer the questions on the nature of the project and the type of roofing materials you are interested in. Also advise the timeframe for your project.

**IMPROVEMENT
CENTER**

Please continue...



We've helped over **17,697,571** homeowners find the best service companies!

Answer a Few More Questions

What is the nature of your roofing project?

☐ Install roof on new construction ☐ Completely replace roof

☐ Repair existing roof

What type of roofing material are you interested in?

☐ Flat Foam Single Ply ☐ Asphalt/composite shingles

☐ Metal ☐ Tar torch down

☐ Cedar shake ☐ Natural slate

☐ Tile

How soon do you want to begin this project?

☒ Immediately ☐ Not sure ☐ Within 6 months

Do you own the home?

☐ Yes ☐ No, but I am authorized to make improvements ☐ No


Next >

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Step 3: Enter your contact details where your estimate and quotation can be provided. This will be a formal estimate based on the details you have provided.


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We've found roofing experts in BELL GARDENS, CA
Complete this form to see the experts matched to your project needs who can provide free price quotes.



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The Last Step...



First name

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