



HOW TO PICK THE PERFECT ROOF



Roofs don't last forever. Chances are you'll have to replace your roof at some point in your life, especially if you've lived in the same home for over a decade or your roof was already reaching the end of its lifespan when you moved into your home. A new roof is a large investment, so it's important that you know your options and what to look for when shopping around. This eBook can help. Use it as a guide to help you find the perfect roof for your home.

In this guide, we'll discuss:

- What to Consider When Selecting Roofing Materials
- Types of Roofing
 - Asphalt
 - Rubber
 - Steel
- The Best Time of the Year to Replace Your Roof
- Shingle Recycling

WHAT TO CONSIDER WHEN SELECTING ROOFING MATERIALS

Before you pick out your new roof, you should understand your home's particular needs and what to look for when selecting roofing materials. Consider the following factors as you begin your search so you pick a type of roof that fits your lifestyle.



Climate and Location

Where do you live? Is the weather usually mild, or are there extreme fluctuations in temperature throughout the year? If you experience all of the seasons, including hot, humid summers and bitterly cold winters, consider an energy efficient roofing material for your home. Certain types of shingles, for example, are designed to withstand harsh weather conditions and keep a home warmer in the winter and cooler in the summer.

Style

A new roof can have a huge impact on the overall appearance of your home. Make sure the color and texture of the roofing materials you choose complement the style of your home. If you have a modern home, a steel roof might enhance its contemporary feel. If you have a historic home, traditional asphalt or ceramic tiles may be a better match than some of the more modern options.

Weight

It's important to take weight into account when choosing roofing materials. Is the structure of your home strong enough to support the weight of the type of roof you are considering? Ask your roofing contractor to inspect your home and inform you if certain types of roofs are impractical.



Cost

Roofing material prices are widely varied. Ceramic tile roofs can be very expensive to install, typically \$700-\$800 per square*. Asphalt shingles, on the other hand, are usually on the cheaper end of the spectrum and can be very affordable, around \$120-\$140 per square.

Life Expectancy

When you consider cost, you should be equally mindful of the life expectancy of the roof. While asphalt roofs may be the least expensive option on the market, they typically won't last as long as many other types of roofs, which could come back to bite you and take a chunk out of your wallet in the process. Some types of roofs, such as architectural shingles and stone-coated steel, can last over twice as long as basic asphalt. Do your research to determine which type of material will be most cost effective over the long haul.

Durability

This goes hand in hand with life expectancy. Some types of roofing may have a higher price tag but will outlast and outperform cheaper roofing materials and require less maintenance and fewer repairs over time. Think of it this way: the average asphalt roof lasts around 15 years before it needs to be replaced again. If you live in the same home for, say, 50 years, you may need to replace your asphalt roof three or four times. On the other hand, if you install a stone-coated steel roof that lasts 60 years, you'll be set for life.

*A "square" is a 10-by-10-foot area of a roof (100 square feet). A standard roof is approximately 2,200-2,600 square feet, or 22-26 squares.

A quality roof will also increase your return on investment if you end up selling your home. The national average ROI for a midrange roof replacement in 2019 is 63.2%, according to **Remodeling Magazine**. It's even higher for upper range roofing materials like stone coated steel.

Warranty

A higher quality roof will have more comprehensive coverage than a cheaper roof. We've all heard the old adage you get what you pay for. While this may sound cliché, it's true. Manufacturers will provide better coverage for a roof they know will last longer and won't have as many issues throughout its lifetime. Cheaper roofing materials will more easily succumb to damage than quality, durable materials.



TYPES OF ROOFING

ASPHALT
RUBBER
STEEL

Now that you know what factors to consider when searching for the right kind of roof for your home, here are several types of roofing materials that are available today.

Asphalt

Traditional Asphalt

A traditional asphalt roof is the most popular type of roof in the United States. Compared to many other types of roofs, asphalt shingles are low cost, practical, and versatile. You can find asphalt shingles in a variety of colors to match a home's exterior. Asphalt shingles typically last 15–30 years before they wear out and need to be replaced. A standard shingle is composed of a single layer of asphalt attached to a fiberglass base with weather-resistant granules on top. These shingles can typically withstand winds up to 60–80 mph. Asphalt isn't as durable as many other types of roofing materials, but in many cases, it can be a practical and frugal option.

Architectural Shingles

Architectural asphalt shingles are sturdier and more durable than traditional asphalt shingles. They're heavier but don't require the extra support built underneath that regular shingles do, so in the end, the weight on a roof will be less with architectural shingles. These specialty shingles have a three-dimensional texture that gives them a high quality appearance and the ability to outperform other types





of roofing materials. Shingles are composed of multiple layers of fiberglass and asphalt that are laminated together for enhanced durability. The asphalt in architectural shingles is also stronger and more refined than that in traditional asphalt shingles. Architectural shingles have a higher wind resistance (up to 130 mph) and are more fire resistant as well.

Architectural shingles are customizable, so you can have them designed to fit your unique style. They can be engineered to mimic the look of pricier materials, such as slate and wood, and they require less maintenance than typical asphalt shingles. Because of their performance capabilities, architectural shingles typically cost 20-35% more per square than standard shingles. However, due to their longevity, durability, and energy efficiency, they can pay for themselves over time. Warranties typically last 20-50 years.

Rubber

Rubber shingles and rolls are made of rubber or plastic polymers or a combination of the two. Elements often come from recycled tires, sawdust,

and slate dust, all eco-friendly materials. If you have a flat roof or a roof with shallow slopes, this is a good type of roof to consider.

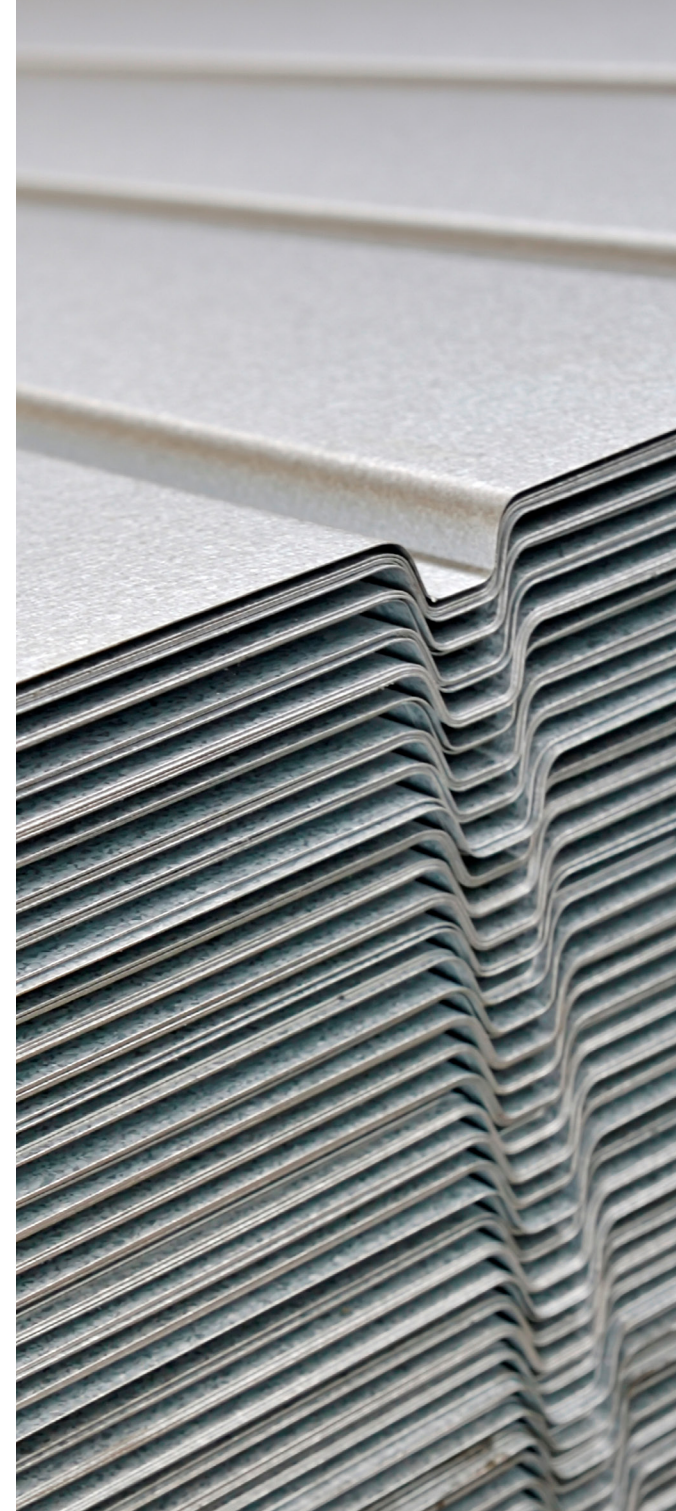
Rubber roofing is durable and has a strong seal, which reduces the chance of leakage in places that often experience standing water.

Rubber is strong, pliant, flexible, and waterproof.

Rubber roofing can be quite a bit more expensive up front than asphalt shingles, but it can last twice as long, save energy, and reduce the need for repairs. Rubber is easy and quick to install and is much lighter than slate or asphalt. It's resistant to thermal shock, ultraviolet radiation, and cyclic fatigue. It shouldn't become brittle or crack under intense heat or cold, and it can withstand all types of weather (strong winds, hail, blizzards, blowing rain, etc.).

Steel

Steel roofs are just what you'd imagine they'd be: durable, strong, hard, and fire resistant. They can last anywhere from 40-70 years (on average) before needing to be replaced. Most steel roofs come with a 50-year warranty. Steel roofs can withstand winds up to 120 mph, resist corrosion, and effectively seal out moisture, preventing problems like mold, mildew, and rot. A steel roof won't wear down or corrode over time, and since steel is a hard, slick material, rain and snow can easily slide off of it, which can help prevent ice dams from forming in the winter.





Stone-Coated Steel

Stone-coated steel is a popular type of steel roofing. It's incredibly strong but doesn't add a heavy load to your roof. Panels are installed so they overlap each other in a specific, interlocking pattern, which allows them to withstand high winds and extreme weather. The overlapping design also creates a pocket of air between the steel panels and the roof's surface, providing an extra layer of insulation and increasing the home's energy efficiency. The outer coating on stone-coated steel reflects sunlight and ultraviolet radiation.

One final note about steel roofing: You may be thinking that a metal roof will be more susceptible to lightning strikes. This is a common misconception. Steel will not attract lightning more than any other type of roof. Take the same precautions that you would with any roof. If your home is out in the open and your roof is the highest point in the area, regardless of the type of roof you have, install a lightning rod to protect your home from being struck during a lightning storm.

THE BEST TIME OF THE YEAR TO REPLACE YOUR ROOF

Before you pick out your new roof, you should understand your home's particular needs and what to look for when selecting roofing materials. Consider the following factors as you begin your search so you pick a type of roof that fits your lifestyle.



Winter

While some roofing contractors do install roofs in the winter, this is usually the worst time of year to do so. Apart from dangerous conditions (snow and ice), the colder temperatures can make roofing materials hard, brittle, and difficult to install properly. Shingles can crack during installation, tools often don't function properly, and sealants sometimes can't be applied effectively when temperatures are too low. However, if your roofer follows the manufacturer's guidelines carefully, your roof can be installed safely and successfully in the winter.

Spring

Spring can be a great time for roof replacement once the snow and ice melt away and temperatures begin to rise. The warmer weather will allow materials to function properly. Early springtime isn't usually as busy as summer or fall, so if you plan accordingly, you could beat the rush. Lower demand during this time could also mean that materials and services will be less expensive.

Summer

Summer is a very popular time for people to schedule roof replacement projects. Many roofers prefer replacing roofs in early summer, as opposed to mid or late summer when the temperatures are scorching hot. The high heat not only makes installation uncomfortable, but it can also affect roofing materials such as asphalt shingles, softening them and making them less durable.

Autumn

Contractors love installing roofs in the fall. The temperatures begin to drop as the cool breeze sweeps into the Midwest. Roofers can work longer hours without getting overheated. The mild weather also allows sealants to dry properly, building a better seal to keep out the harsh elements. While fall may be one of the best seasons to hire a roofer, keep in mind that it's also one of the busiest times of the year. Plan ahead, and contact your roofing contractor several months in advance to get the slot you want before it's taken.

Since late summer and early fall are the busiest times of the year for roofing contractors, it may mean that prices will be at their highest. Many people panic right before winter and try to rush to get their roof replaced at the last minute. To save money, think about replacing your roof well before it becomes urgent.

Replace your roof when it needs to be replaced, not after. Waiting too long (until after it fails) is often not worth putting off the expense. Leaks and other failures cause damage that typically needs to be repaired, increasing your total cost.



SHINGLE RECYCLING

When you have your new roof installed, ask your contractor if they provide recycling services for their customers.

Shingle recycling is the process of taking old shingles that have been removed from your roof and transporting them to a facility where they can be reused instead of thrown into a landfill and wasted. Asphalt shingles can be reused as roofing materials or repurposed to pave new roads or produce energy.

Roofers who offer shingle recycling make it very convenient for customers. Some contractors offer this service for free, while others charge a fee. Regardless, paying to recycle your shingles is almost always cheaper than shipping your shingles to a landfill, and you can feel good knowing you've conserved a valuable resource.





ROOFING SERVICES IN ANKENY, HUXLEY, AND AMES

If you'd like us to install any of the types of roofs mentioned in this eBook, contact us any time. We'll start by giving you a free, detailed estimate of the cost of the project. Once everything is settled on paper, we'll get to work to install your beautiful new roof!

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