

WHY THIS GUIDE?

Replacing a roof is one of the biggest investments you'll make in your home-and one of the most confusing. We created this short, easy-to-read guide to help you make smart decisions and avoid costly mistakes.

1. DO YOU REALLY NEED A NEW ROOF?

Here are some common signs it's time to replace your roof:

- Shingles are cracked, curling, or missing
- Dark streaks or moss growing on shingles
- Granules showing up in your gutters
- Water stains on ceilings or walls
- The roof is 20+ years old
- Your neighbors are getting new roofs

Tip: Even if it's not leaking yet, damage from wind, hail, or age can quietly compromise your roof.

2. HOW MUCH SHOULD YOU EXPECT TO PAY?

A full roof replacement can cost anywhere from \$8,000 to \$25,000+, depending on:

- Size & pitch of your roof
- Shingle type (asphalt, metal, architectural)

- Layers of old roofing to remove
- Flashing, decking, ventilation work

Avoid "cheap" quotes-they often cut corners on materials, labor, or warranties.

3. WHAT TYPE OF ROOFING MATERIAL IS BEST?

Architectural Asphalt Shingles: Most common, great value, 30-50 year lifespan

- Metal Roofing: Durable and energy efficient, but more expensive
- Designer Shingles or Tile: Beautiful, long-lasting, premium pricing
- Flat Roof Systems (for low slope areas): Require special membranes

Pro Tip: Ask your roofer for a side-by-side material sample so you can touch and compare.

4. QUESTIONS TO ASK ANY ROOFING CONTRACTOR

Don't just hire the first name you see. Ask:

- Are you licensed and insured?
- Do you provide written estimates and contracts?
- Do you include a workmanship warranty?
- How will you protect my landscaping and clean up after?
- Can I see photos or references from jobs nearby?
- are you replacing all roofing accessories such as flashings, edges, ridges and underlayment?

5. HOW LONG DOES A ROOF REPLACEMENT TAKE?

Most residential jobs take 1-3 days depending on size and weather. Be sure your contractor:

- Pulls the correct permits
- Protects gutters, siding, and plants

- Uses magnet rollers to collect nails
- Provides a clear schedule and daily updates

6. UNDERSTANDING YOUR WARRANTY

There are two types:

- Manufacturer Warranty: Covers materials (some up to 50 years)
- Workmanship Warranty: Covers installation (usually 5-15 years)

Get both in writing. Some companies vanish after the job-you want someone who will be there if there's a problem later.

7. CAN INSURANCE HELP COVER THE COST?

If your roof was damaged by a storm, wind, or hail, you may qualify for insurance coverage. A good contractor will help:

- Inspect your roof and document damage
- Meet with your adjuster
- Handle paperwork and supplement claims

Be careful: Some insurance claims are time-sensitive. Don't wait too long to have it checked.

8. RED FLAGS TO WATCH OUT FOR

- Door-knockers after a storm
- Pressure to sign on the spot
- No license or unclear insurance
- No local reviews or physical address





**READY
TO TALK?**

Even if you're not sure you need a new roof, we offer:

- Free roof inspections
- Photo-based reports
- No-pressure estimates
- Fair pricing and honest recommendations
- We offer financing
- We have amazing referrals

We're a local roofing company with over 20 years of experience and hundreds of satisfied clients.

We'd be honored to help protect your home and your investment.

**CONTACT
US**

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908 338 0782 AND 732 510 5144

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**THE
HOMEOWNER'S
ROOF BUYER'S
GUIDE**

***What You Need to Know
Before You Invest in a
New Roof***