

# ROOF REPLACEMENT

## FREQUENTLY ASKED QUESTIONS



**FirstQuality**  
ROOFING & INSULATION

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[www.firstqualityroof.com](http://www.firstqualityroof.com)

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## 1 How long does a roof typically last?

*A roof's life expectancy depends on several factors*, including the material it's made from as well as the weather and climate conditions that it's exposed to. The following are some common types of roofing materials and how long they're likely to last:

**Slate, copper and tile roofs**  
50 years or more

**Wood shake roofs**  
about 30 years

**Fiber cement shingles**  
about 25 years

**Asphalt shingle/composition roofs**  
about 20 years

Weather conditions such as bright sun and hot temperatures, rain, hail and wind can cause a roof to age prematurely, as well as damage from squirrels, birds and other wildlife.

Roof inspections will help detect any problems, increasing the possibility that your roof can be fixed rather than needing a replacement. This is recommended for roofs more than 15 years old, as well as those that have been exposed to extreme weather conditions or show signs of damage. The cost of your inspection will be applied toward any repairs that may be needed.

## 2 What causes roofs to wear out?

*Roofs wear out over time, but some factors can contribute to a shorter lifespan.* These include the following:

**Improper drainage from the roof** – causing water to back up on the roof

**Weather and climate-related damage** - caused by wind, hail, the sun's UV radiation, or hot temperatures

**Damage from animals** such as squirrels and birds

**Inadequate attic ventilation or insulation** can make roof materials decay more quickly



### 3 If I have a leak, do I need to replace my roof?

***A leak is an obvious sign of trouble***, but it doesn't always mean your roof needs to be replaced. In many cases, damage can be repaired, particularly if it's detected relatively early.

Deciding whether a repair or replacement is your best option depends on several factors, including the age of your roof and how widespread and severe the damage is, as well as how long you plan to live in your home. If your roof is already near the end of its lifespan, you'll probably have to replace it soon anyway and a repair may not add much to its longevity.

### 4 If I'm selling my home, should I replace my roof?

***The answer depends on your roof's condition as well as the housing market.*** If your roof is leaking, it could cause expensive damage to your home, so it should be replaced if a repair isn't possible. Your Realtor can advise you about the housing market and the selling price of similar homes in your area, helping you make a decision on whether your roof might hurt your chances of a sale. If your roof damage is visible from the outside, many prospective buyers will drive on by and not look at the inside of your home. They may also be concerned that inside damage has occurred. Whatever your decision, be aware that if you choose to not have it replaced, you may have to cut your asking price.

### 5 How do I know if my roof can be repaired or if it needs to be replaced?

***The roofer will inspect your roof*** and, based on expertise and experience, let you know whether they recommend repair or replacement and why. The age of your roof is one important factor, since a roof that's near the end of its lifespan should probably be replaced other than repaired. Shingles that are curled or buckling can also be a sign you need a new roof, as can evidence of granules in your gutters. These can all be signs your roof is reaching the end of its lifespan.

### 6 Will my homeowners' insurance cover the cost of my roof repair or replacement?

***It depends on your insurer as well as the specifics of your policy.*** For normal wear and tear – such as a roof at the end of its expected lifespan – you'll usually have to pay for that yourself. However, if your roof needs repairing or replacing because of an unexpected event – such as a fallen tree, wind, or hail – your insurance will probably cover it. Your insurance agent can give you more information about what your specific policy covers.



7

## If I decide to replace my roof, what are the next steps?

**Before you make any decisions** about the roofing material and color you'd like, you'll need to decide whether you want the roofer to tear off your old roof and replace it with a new one or if you want them to cover your existing roof with a new one. They'll discuss your options with you to help you make the best one in your particular circumstances.

8

## What are the benefits of each of these options?

**Overlaying your existing roof is usually less expensive**, but it's not recommended in every case. The roofer will thoroughly inspect the underlying decking to make sure it's in good shape and won't cause an issue when overlaying your roof.

Tearing off your old roof and replacing it with a new one is usually more expensive, but it can result in fewer problems. Removing your existing roof enables the roofer to more thoroughly inspect the underlying decking and flashing to identify and fix any issues. In addition, if a problem develops in an underlying layer in the future, it's easier to find and access if only one layer of shingles is on your roof.

9

## What should I do to prepare for the roofers?

**Your driveway should be kept as open as possible during our work hours** so they'll have room to bring supplies in and out and move debris away from your home. You'll also want to move your cars, grills, hanging baskets and other objects away from your home if possible, because old materials will be thrown down from the roof. For this reason, if you have flowers or other landscaping you'd like to protect, you should cover them.

**Mowing your grass a day or two before your roof is installed** will make it easier for us to find and pick up roofing nails that can land there.

Inside your home, **you may want to take artwork or other wall hangings down**, since the hammering and other vibrations can cause them to fall.

**In addition, you should be aware that replacing a roof is very noisy work**, so you may consider arranging to be away from home for part of the workday. If you have pets, make sure they're secure outside away from falling debris or are kept inside, because they also may be bothered by the noise. For pets sensitive to noise, boarding them for a few days or letting them stay with a friend can help make it easier for them.

**Finally, children should be cautioned** to watch out before going outside and to avoid playing near the roofing site.

## 10 If I decide to get a new roof, how long will it take?

*Several factors can affect the amount of time it takes to install your new roof*, including the size of your home and roof, including its pitch (slope), as well as the type of roof you have. Fortunately, weather isn't usually much of a problem in Nevada, so your roof can often be completed in one to three days.

## 11 How much will it cost?

*The price of your new roof depends on the size and pitch of your roof* as well as the materials you choose. Generally, metal is the most expensive material, followed by tile, slate and asphalt. More expensive materials usually have a greater lifespan.

At First Quality, we work within your budget and offer free estimates to help you have a clear idea of what your new roof will cost. In some cases, homeowner's insurance will pay for the cost of a new roof. You'll probably be covered when you need a new roof because of an incident such as wind, hail, or a fallen tree. If your roof needs replacing because of normal wear and tear, however, that's not usually covered.

Our company also offers 100% financing with approved credit so you won't be hit with the entire cost at once.

## 12 Will there be any surprise costs over the estimate?

*As long as you've hired an experienced roofer*, they should be very good at accurately estimating costs. However, there are some issues – such as rotted or warped wood, which may not completely be revealed until your existing roof is removed. If that's the case, there may be an additional cost involved.

## 13 Will I have a warranty on my new roof?



*Ask your roofer, as each company has different offerings.* First Quality Roofing & Insulation stands behind the new roof – including its materials and our work. Our company backs full roof replacements with a full 10-year warranty on materials and labor.

## 14 What color roof should I choose?

**Choosing a color is an important decision**, because you'll probably have your new roof for decades. You'll have plenty of choices when it comes to color, with many more options than existed in the past. For each color, you may also have a choice of different shades.

Color is a personal decision, but the following are some general guidelines that can help guide you:

**Complement the exterior of your home** - Don't try to exactly match the color of your home's exterior materials, which can create a boring appearance. Instead, try to complement the colors used in your home's exterior.

**View roofing materials in different types of light** - Color can look very different when it's in a shady area versus direct sunlight.

**Think about resale value** - You may prefer a vibrant color, but if you're planning to sell your home during your roof's lifespan, you may run into some difficulty.

**Consider your climate** - In the hot, sunny Las Vegas area, a light-colored roof can help make your home more comfortable while helping to reduce your cooling costs.

## 15 What roofing material should I choose?

**The choice is often determined by a combination of cost, appearance and features** of a particular material. Generally there's trade-off between cost and life expectancy, with less expensive materials having a shorter lifespan.

In addition, you'll want to choose a material that complements your home's style and will also work with your roof's structure, since some materials require additional framing or a particular slope. Wood shake and slate shingles, for example, are more prone to leaking and are only recommended for roofs with a steeper slope.

If your home gets a lot of direct sunlight, you may want to choose what's known as a "cool roof\*." It uses highly reflective paint, a sheet cover, or highly reflective tiles or shingles to reflect sunlight and cool itself. (\*If the option is available.)



**In this area of the country, tile roofing is a popular option.**

Newer tile options are available that are lighter weight and can be installed on almost any roof. It looks attractive, adding curb appeal to your home. Tile is also long-lasting and comes in a variety of colors and shapes.

## 16 Will the roofer clean up my yard when they leave?

**They should!** At First Quality Roofing & Insulation, we'll make every effort to make sure we don't leave any debris behind. We use tarps to catch debris from the removal of your existing roof and also use a magnetic nail finder to pick up any roofing nails that land in your yard while our workers will be as thorough as possible, please be aware that a roof has thousands of nails on it, so it may be impossible for us to find every single nail, so you'll need to be careful after your new roof is installed. If you can mow your yard in the day or two before we're there, it will make it easier for our nail finder to pick up the nails.

## 17 How can I take care of my roof to keep it in the best possible condition?

The following steps will help your roof last as long as possible:

**Have regular professional inspections** - This allows detection and the opportunity to fix problems before they become larger - and more expensive - ones.

**Keep your gutters clean and properly maintained** - This ensures they're properly funneling water away from your home, where it can cause damage. They should also be regularly checked for cracks, gaps, or other damage and their outer edges should be lower than your roof's slope line.

**Remove debris from your roof** - Fallen branches, leaves, nests and other debris can collect in valleys and block the flow of water away from your roof.

**Keep your trees trimmed** - Have trees that are near your roof regularly trimmed to avoid having a limb fall on your roof.

**Keep your attic properly ventilated** - Improperly ventilated roofs in hot climates like Las Vegas can make your roofing materials decay more quickly. In the winter, bathtubs and showers can cause moisture to build up on the underside of the roof if it's not properly ventilated.

**Make sure your attic is well insulated** - Insulation can help extend the life of your roof, even in hot climates.

## 18 How often should I get my roof inspected?

**Your roof should be professionally inspected once or twice a year.** If you spot a leak, curling or missing shingles, or other signs of trouble, an inspection is also warranted. Extreme weather such as high winds can also make an inspection necessary.



## 19 Why is choosing the right company so important?

*The quality of materials and workmanship are two of the most important factors* in determining your roof's performance and longevity. A company with an outstanding track record of professionalism will help ensure your roof is properly installed and will last as long as possible.

## 20 What questions should I ask before hiring someone to repair or replace my roof?

You'll want to ask the following questions before hiring a roofing company:

*How long have you been in business?*

*Are you bonded and insured?*

*Do you have a roofing contractor license?*

*Can you provide references?*

*Do you have any professional designations, such as industry memberships and affiliations?*

*Will you give me a written contract?*

*Do you have a maintenance program or offer inspections to help me maintain my roof's good condition?*

*Do you stand behind your work and materials with a warranty?*

*Will you provide me with financing if I need it?*

**IF YOU'RE EXPERIENCING ROOFING PROBLEMS OR HAVE QUESTIONS ABOUT YOUR ROOF, CALL FIRST QUALITY ROOFING & INSULATION TO SCHEDULE AN APPOINTMENT FOR A FREE ESTIMATE AT 702.262.7847.**

