

### **Q. My roof leaks. Do I need to have it totally replaced?**

- A. Not necessarily. Leaking can result because some flashings have come loose or a section of the roof has been damaged. A roof failure, however, generally is irreversible and results from improper installation or choice of materials or from the installation of a roof inappropriate for the building.

### **Q. Can't I just do the work myself?**

- A. Most work should not be do-it-yourself. Professional roofing contractors are trained to safely and efficiently repair or place a roof. Novices can harm a roof with improper techniques and severely injure themselves by falling off or even through a roof in need of repair or replacement. Homeowner maintenance should be confined to roof system inspections in the fall and spring to check for cracked or curling shingles and to cleaning rain gutters filled with dead leaves and other debris. If you must see th roof yourself, use a firmly braces or tied-off ladder equipment with rubber safety feet. Wear rubber soled shoes and stay on the ladder (and off the roof), if possible.

### **Q. How long can I expect my roof system to last?**

- A. The condition and lifespan of your roof will depend on the type of roof you have, the effects of your local environment and the maintenance the roof has received. Specific shingles have different life spans ranging from 20-40 years.

### **Q. What will my new roof system cost?**

- A. The price of a new roof varies widely, depending on the material selection, the contractor doing the work, the home itself, location of the home or building, time of year and more. To get a good idea of the cost for your roof, get 3-4 estimates from reputable contractors in you area. Keep in mind though, the cost is only one factor, it must reflect the quality of materials used and the workmanship.

### **Q. How long will it take for my new roof to be installed?**

- A. The time frame will vary based on the size of the home or building. The other factors to consider are the time of year (rainy season) as well as the amount of work that must be done. A re-roof on a smaller home could take as little as one day whereas a home that needs the existing roof torn off and replaced could take 2-3 days. Other reasons that could extend the time of installation include the type of materials used, weather conditions or the actual condition of the roof. Wood may have to be replaced on the roof under the shingles if it is found to be damaged.

### **Q. Does someone need to be home while the roof is being completed?**

- A. No, the roofing contractor does not need the homeowner present while the job is being completed. Details are discussed prior to the contractor beginning the work and can reach the homeowner if necessary during the process. Many homeowners would rather not be there to avoid the noise.

### **Q. Is there a mess after the job that I need to have cleaned up?**

- A. The roofing contractor does a complete clean up of the job when it is completed. There is no mess left behind. This should be stated in the contract that you sign with the contractor to ensure it is done.