

KENSINGTON

Folks I get asked about roofing almost weekly. This is nothing new given that our homes here in Kensington are over 20 years old.

FYI: I am in the logging/flooring industry not roofing, but I receive reports/data from **NARI** (National Association of the Remodeling Industry) monthly. The three most asked questions are as follows...

- 1)** Cost (my 2100 sq. ft. home) \$12,700 done in 2021.
- 2)** Does it add any value and what kind of return (ROI) can I expect?
 - The research that has been conducted on how much value a new roof will add to your home is somewhat mixed. It appears to hover around 70% in most cases.
- 3)** And cost! Depends on condition, size and extra products needed to repair.

What follows is information that may be helpful in your research

Do You Need a New Roof?

There's no denying when a roof destroyed by fire, windstorm, hail, or other severe weather needs to be fixed. But often, the need for repair or replacement is signaled by a seemingly innocent ceiling stain or drip. That telltale sign can end up being fairly inexpensive to fix or may require a costly overhaul.

Sometimes you can find the leak's source yourself if you have an unfinished attic and can locate the water trickle along a rafter or stud. However, it's best to have an experienced roofer do an inspection and handle the repairs.

The remedy may be as simple as filling in a crack with caulk, replacing a few shingles, or installing some flashing—a membrane of metal that redirects water. Most leaks can be stopped if they're limited to a few spots. But if you're experiencing recurring leaks and your roof is out of warranty, a new roof is in order. Even without obvious signs of damage, it's wise to replace an out-of-warranty ***roof that's more than 20 years old.***

Warranty—Perhaps

In your shingle shopping, you might be impressed by how many manufacturers offer a lifetime protection warranty. But in roofing parlance, ***a lifetime really isn't a lifetime. It's more like 10 years.*** That's the period during which most manufacturers will pay the roof's original owner in full to replace defective shingles under the baseline warranty. After that—and for the rest of the period you own your home—it'll reimburse only for your shingles' depreciated value.

Warranties involve a lot of fine print like that. For instance, to extend the full-replacement period, you have to either upgrade to a different shingle or buy more of the manufacturer's components. A roofing warranty won't pay if the shingle maker finds problems in your home's ventilation. ***And manufacturers usually won't cover damage from certain acts of God, such as very high winds and hail; for that, you'll have to put in a homeowners insurance claim or pay out of pocket.***

Given all those gotchas, a warranty probably shouldn't be your main focus in choosing a new roof. Most trade pros recommend that you place your faith in a strong shingle and a reliable contractor.

That said, see whether the warranty is transferable to the next owner. If you sell your home, a transferable roof warranty can be a perk to a potential buyer.

Estimating Costs

Even though replacing a roof isn't a do-it-yourself job, estimating the cost of the shingles themselves can be helpful when you're comparing bids from roofers.

Manufacturers price roofing by the square, or 100-square-foot area, and that's how we price each option in our ratings. To estimate how much roofing you'll need, multiply the overall length and width of each roof section in feet to measure its area and add 10 percent to allow for waste. Then divide by 100 to determine how many squares you'll need. In addition to buying extra to account for waste, it's a good idea to keep an additional bundle on hand for minor repairs. That way you're covered if the manufacturer stops making those shingles.

For example, for a typical 2,300-square-foot house, you'll want to figure on about 30 squares to cover 3,000 square feet total—that should give you enough for waste and extra shingles for future repairs. *Ask if they use a satellite-based program called "Eagle Eye" it had spot calculations on for my home.*

While manufacturers price their product by the square, roofing is generally packaged, and **sold, in bundles**. Generally, you'll need three to five bundles of shingles to cover one square of your roof—the exact number of bundles required depends on the type of shingle you are buying; the heavier the shingle, the less you get per bundle. **By law**, each shingle bundle should state clearly how many square feet it covers so that you can calculate the number of bundles you need and budget accordingly.

Pick a Roofer *If you need a recommendation, email me betdnl@gmail.com*

Once you've decided on a shingle style, check the maker's website for contractor recommendations. The company's credentialed contractors, in theory, have more training in installing the product. Your homeowner's insurance company may also have a network of contractors. Look for a contractor who has been around at **least five years** and has a good local reputation.

KEY: *With any roofer, get local references and check for local and state licenses, proof of bonding, the BBB Better Business Bureau rating, and active certificates of insurance—for liability and workers' compensation.*

Request bids from at least three pros. Costs for a job as big as replacing an entire roof can vary widely, even for installing the exact same shingles. For asphalt shingles, prices range from \$65 per square for the basic 3-tab shingles, all the way up to \$350 per square for multilayered architectural shingles. The cost of the shingles themselves should be similar no matter who installs them, but other related costs for labor and materials are what you have to look out for when comparing bids.

You want a **breakdown of all the costs involved: one price for the shingles, one for the labor of removing the old ones and installing the new ones, and a contingency budget that outlines the costs if your roofer discovers that the sheathing needs to be replaced.** Some installers offer workmanship warranties separate and apart from a shingle manufacturer's. Be sure to ask for one in writing.

What's Involved

Before giving you an estimate, a contractor should assess all components in and around your roof, including the **drip edge** and **gutters** that steer water runoff. In a complete roof repair or redo, you'll typically need to replace the **underlayment**.

You must submit an ARC form in advance before works. Forms can be found on our website under documents.

