


# The Ultimate Guide to Your Roof Replacement



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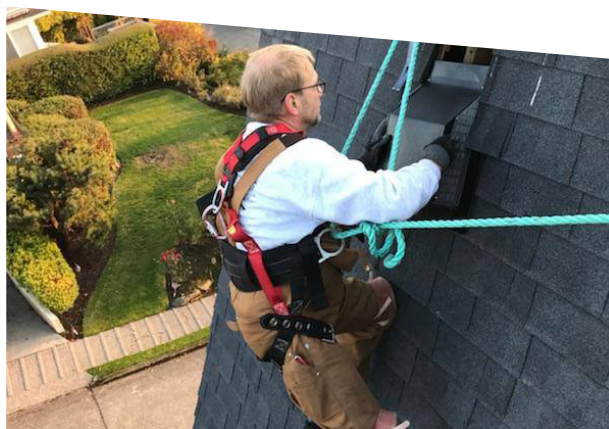
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Replacing your roof is a significant investment that ensures the safety, comfort, and value of your home. A well-maintained roof protects your property from the elements, preventing issues such as water damage, mold, and pest infestations. Whether you are facing an aging roof, visible damage, or simply looking to upgrade, understanding the roof replacement process is essential. This comprehensive guide will walk you through every step of replacing your roof, from recognizing the signs that it's time for a new roof to selecting materials and hiring a contractor.

## **About Blue and Blue Roofing**

Blue and Blue Roofing, based in Edmonds, has been a trusted name in the roofing industry for over 30 years. Founded on the principles of quality and customer satisfaction, the company has grown from a small, family-run business to a leading provider of premium roofing systems in the Puget Sound Region. Blue and Blue Roofing prides itself on delivering honest assessments, expert installations, and exceptional customer service. The company offers a complete premium roofing system from CertainTeed, known for its durability and extensive range of color and style choices. With a 50-year manufacturer warranty and a 10-year workmanship warranty,

Blue and Blue Roofing ensures that every customer receives the best protection and peace of mind.



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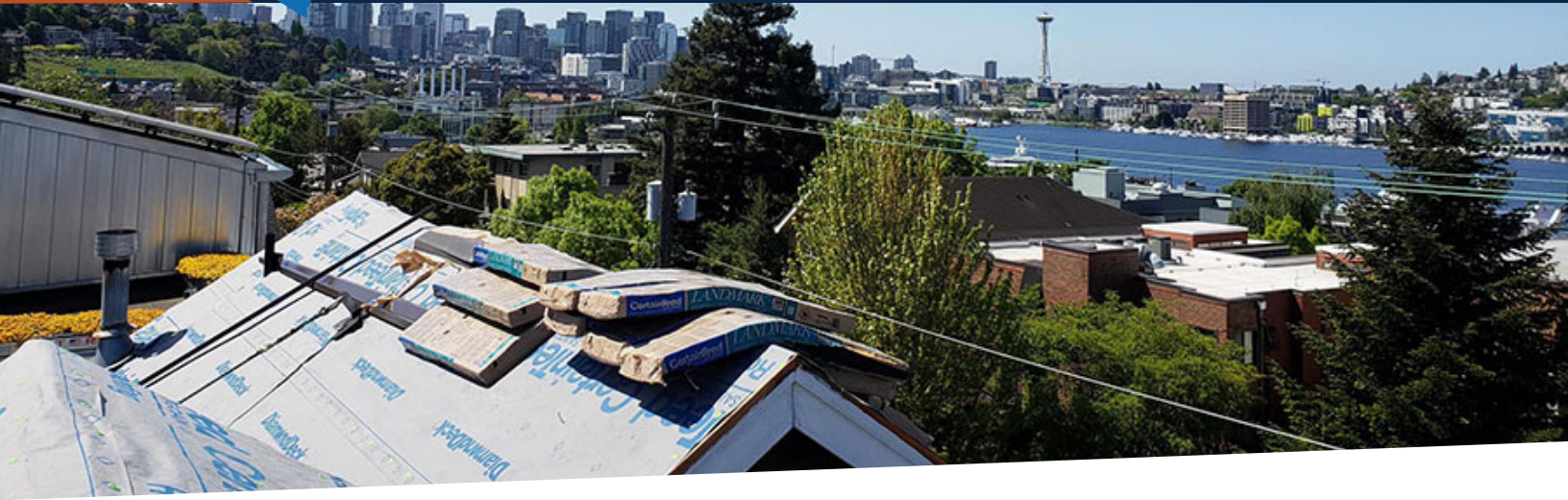
# Why Replacing Your Roof is Important



Your roof is one of the most critical components of your home. It provides primary protection from the elements, safeguarding your investment and ensuring the safety and comfort of your family. Neglecting roof maintenance can lead to severe issues, including water damage, mold growth, and structural problems. A timely roof replacement can prevent these issues, enhance your home's curb appeal, and even increase its market value.

## Signs You May Need a New Roof

- Age: Most roofs last between 20 to 25 years.
- Neighborhood Trends: If neighbors are replacing their roofs, it might be time for yours.
- Visible Damage: Look for missing, cracked, or curling shingles.
- Leaks and Water Damage: Check your attic for signs of leaks or water damage.
- Moss and Algae: Growth can indicate trapped moisture.



Selecting the right roofing material is essential for the durability and aesthetic appeal of your home. This chapter discusses various types of roofing materials, such as asphalt shingles, metal roofing, tile, wood shakes, and slate. It also covers factors to consider when selecting materials, including budget, climate, aesthetics, and lifespan.

## Types of roofing materials

- Asphalt Shingles: Affordable, versatile, and available in various styles.
- Metal Roofing: Durable, energy-efficient, and low maintenance.
- Tile Roofing: Long-lasting and resistant to fire and insects.
- Wood Shakes: Natural appearance but requires maintenance.
- Slate: Extremely durable and aesthetically pleasing but expensive.

## Factors to Consider

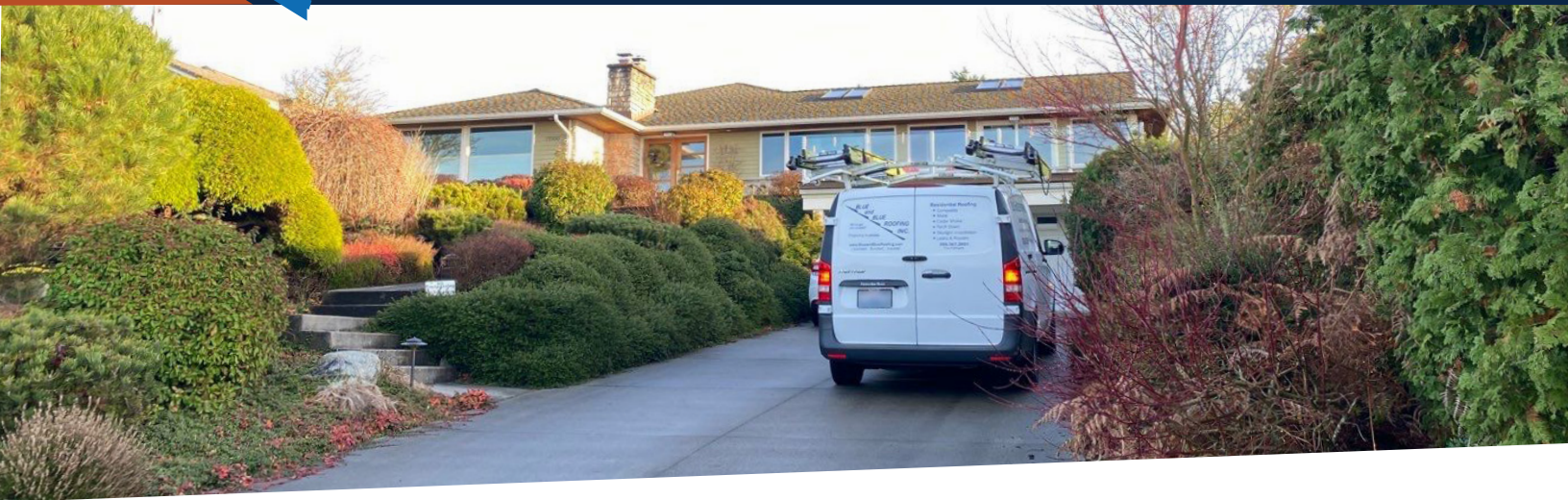
- Budget: Choose a material that fits your financial plan.
- Climate and Weather: Select materials suited for local weather conditions.
- Aesthetics and Home Style: Match the roofing material with your home's design.
- Durability and Lifespan: Consider the longevity and maintenance needs of the material.





## Roof Components

- Decking: The base layer to which all other materials are attached.
- Underlayment: A protective barrier against moisture.
- Drip Edge: Prevents water from seeping into the roof deck.
- Flashing: Seals joints and prevents water penetration.
- Vents: Ensures proper attic ventilation.
- Shingles/Tiles: The outermost layer providing weather protection.



Selecting the right roofing contractor is a crucial step in ensuring a successful roof replacement. The expertise and experience of the contractor can significantly impact the quality and longevity of your new roof. A well-chosen contractor will not only ensure that the job is done correctly but will also provide valuable insights and guidance throughout the process. This chapter will guide you through the key considerations when selecting a roofing contractor, including the necessary qualifications, questions to ask during the hiring process, and tips for comparing quotes.

## Qualifications to Look For

When choosing a roofing contractor, it is essential to ensure that they have the right credentials and experience to handle the job. Here are some critical qualifications to consider:

- **Licensed and Insured:** Verify that the contractor holds the necessary licenses and insurance. This not only ensures that they are qualified to perform the work but also provides you with protection in case of any accidents or damages during the repair or installation.
- **Experience:** Look for a contractor with a proven track record and experience in handling similar projects. Experienced contractors are more likely to have encountered and resolved various issues that may arise during the roof replacement.



- **Warranties Offered:** Check if the contractor offers warranties on both workmanship and materials. A reputable contractor will stand by their work and provide guarantees that give you peace of mind.
- **References and Reviews:** Request references from past clients and read reviews to evaluate the contractor's reputation. Previous customer feedback can provide valuable insights into the contractor's reliability and quality of work.

## Questions to Ask Potential Contractors

When evaluating potential contractors, it is essential to ask the right questions to ensure that they are the best fit for your project. Consider asking the following:

- Are you licensed and insured?
- How long have you been in business?
- Can you provide references from past clients?
- What warranties do you offer?
- Do you install a complete roofing system?
- Will you let us know if our roof still has life left in it?
- Are you certified for the roofing system you install?
- Does your company clean up during/after the project?
- Is your bid comprehensive, or will it keep changing?

These questions can help you assess the contractor's competence, reliability, and willingness to provide a thorough and professional service.





## Getting and Comparing Quotes

Once you have identified potential contractors, it is crucial to obtain and compare quotes to ensure you are getting the best value for your money. Here are some points to consider:

- **Obtain Multiple Quotes:** Request quotes from several contractors to compare prices and services. This will help you understand the market rate and make a more informed decision.
- **Ensure Consistent Scope:** Make sure that all quotes include the same scope of work. This ensures that you are comparing apples to apples and can make a fair comparison based on the same terms and conditions.

Choosing a trusted contractor is a critical step in ensuring that your roof replacement is completed efficiently and effectively, providing long-lasting protection for your home.



Preparing for a roof replacement is a crucial step in ensuring the process goes smoothly and efficiently. Understanding what to expect and how to prepare your home can help minimize disruptions and protect your belongings. This chapter provides guidance on the necessary preparations, safety considerations, and potential timelines and delays associated with roof replacement projects.

## What to Expect

Roof replacement is a major construction project that can significantly impact your daily routine. Here are some aspects to anticipate:

- **Noise:** Be prepared for considerable noise from hammering and machinery throughout the duration of the project. This noise can be disruptive, so it may be helpful to plan activities away from home if possible.
- **Vibration:** The work on your roof can cause vibrations throughout your home. These vibrations may affect items on walls or shelves, so it is important to secure any loose items to prevent damage.

## How to Prepare

Taking steps to prepare both the interior and exterior of your home can help protect your belongings and ensure the safety of the workers:

- **Interior Preparation:** Protect fragile items by removing them from walls and shelves. Cover belongings in the attic with sheets or plastic to prevent dust and debris from settling on them. Consider relocating valuable or delicate items to a safe area until the project is complete.
- **Exterior Preparation:** Clear the area around your home to provide easy access for workers and equipment. This includes moving vehicles, outdoor furniture, and any other obstacles that may hinder the roofing crew's ability to work efficiently.

## Safety Considerations

Safety is paramount during a roof replacement project. Here are some key considerations to keep in mind:

- Be cautious when entering or exiting your home, as there may be materials or debris around the work area. Always be aware of your surroundings and follow any safety instructions provided by the roofing crew.





## Potential Project Timeline and Delays

Understanding the potential timeline and factors that can cause delays will help you set realistic expectations for the project:

- **Weather Conditions:** Weather is a significant factor that can impact the timeline of a roof replacement. Rain, high winds, and other adverse weather conditions can cause delays, as it is unsafe to work on a roof under such circumstances. The roofing team will monitor weather forecasts and adjust the schedule as needed to ensure safety and quality.

Proper preparation not only protects your home and belongings but also contributes to the overall success and efficiency of the project.



Replacing a roof is a complex process that involves several critical steps to ensure the new roof is durable, functional, and aesthetically pleasing. Understanding each phase of the roof replacement process can help homeowners prepare adequately and set realistic expectations for the project. This chapter provides a detailed overview of the essential steps involved in replacing a roof, from removing old materials to the final inspection.

## Removal of Old Roofing

The first step in the roof replacement process is the complete removal of the existing roofing materials. This involves stripping away old shingles, underlayment, and any other materials down to the decking. Removing the old roofing is crucial as it allows for a thorough inspection of the underlying structure and ensures that any hidden issues are addressed before installing the new roof.

## Inspection and Repair of Decking

Once the old materials are removed, the next step is to inspect the roof decking for any signs of damage, such as rot or mold. Damaged sections of decking need to be replaced to provide a solid foundation for the new roof. This inspection is vital to prevent future leaks and ensure the structural integrity of the roof.





## Installation of Underlayment and Drip Edge

After the decking is inspected and repaired, a protective layer of underlayment is installed. This layer acts as a moisture barrier, protecting the decking from water infiltration. Along with the underlayment, a drip edge is installed along the edges of the roof to direct water away from the fascia and into the gutters, preventing potential water damage.

## Flashing Installation

Flashing is installed around vulnerable areas such as chimneys, vents, and skylights to prevent water penetration. Proper installation of flashing is essential to ensure that these joints are sealed tightly, reducing the risk of leaks and water damage.



## Laying Shingles or Tiles

With the protective layers in place, the new roofing material—whether shingles or tiles—is installed. This step involves carefully laying the new material in a pattern that ensures proper coverage and alignment. The choice of roofing material can impact the appearance and durability of the roof, so it is important to select a material that suits the home's style and climate.

## Ridge Caps and Ventilation

Ridge caps are installed along the roof's peak to provide a finished look and protect the roof from water infiltration. Proper ventilation is also ensured during this step, as adequate airflow is crucial for maintaining the roof's longevity and preventing issues such as mold growth and heat buildup.

## Clean-Up and Final Inspection

The final step in the roof replacement process is a thorough clean-up and inspection. All debris is removed from the site, and the roof is inspected to ensure that all components have been installed correctly and that the roof meets the necessary standards. This final inspection provides peace of mind that the new roof will perform effectively for years to come.

By understanding the roof replacement process, homeowners can better prepare for the project and work collaboratively with their roofing contractor to achieve the best possible outcome. Each step is critical to ensuring that the new roof is not only functional and durable but also enhances the overall appearance and value of the home.

Maintaining your roof is essential to prolong its lifespan and prevent costly repairs. Regular maintenance not only keeps your roof in optimal condition but also helps identify potential issues before they become significant problems. This chapter provides insights into the importance of regular roof maintenance, offers practical DIY tips, and advises when to schedule professional inspections to ensure your roof remains in top shape.

## Importance of Regular Maintenance



Regular maintenance is crucial for extending the life of your roof. By routinely inspecting and caring for your roof, you can prevent minor issues from escalating into major repairs. This proactive approach helps maintain the structural integrity of your roof, ensuring it continues to protect your home effectively.

## DIY Maintenance Tips

Homeowners can perform several maintenance tasks to keep their roofs in good condition. Here are some practical tips:

- **Debris Removal:** Regularly clear leaves, branches, and other debris from your roof. Accumulated debris can trap moisture, leading to mold growth and potential damage to roofing materials.
- **Gutter Cleaning:** Ensure gutters are free of blockages to prevent water from backing up and causing damage to the roof and fascia. Clogged gutters can lead to water overflow, which may result in leaks and water damage.
- **Visual Inspections:** Conduct periodic visual inspections of your roof to look for signs of damage or wear, such as missing or damaged shingles, cracked flashing, or moss growth. Early detection of these issues can prevent more extensive damage.

## When to Schedule Professional Inspections

While DIY maintenance is beneficial, professional inspections are necessary to catch issues that may not be visible to the untrained eye. It is recommended to schedule professional roof inspections every 10 years initially, and then every 5 years thereafter. These inspections can identify hidden problems and ensure your roof's components are functioning correctly.

Regular care and professional oversight are key to preventing costly repairs and ensuring your roof continues to protect your home for years to come.



# 7 Warranty and Insurance Considerations



Understanding warranties and insurance considerations is essential when investing in a new roof. These elements provide peace of mind and financial protection, ensuring that your investment is safeguarded against potential defects and damages. This chapter will explore the types of warranties typically offered, factors that may void these warranties, and guidance on filing an insurance claim for roof damage.

## Typical Roofing Warranties

When you replace your roof, it often comes with two types of warranties that cover different aspects of the roofing system:

- **Manufacturer Warranty:** This warranty covers defects in the roofing materials themselves. It ensures that if the materials fail due to manufacturing issues, you can have them replaced or repaired without additional cost. Manufacturer warranties can vary in length and terms, so it's important to understand what is covered and for how long.

- **Workmanship Warranty:** Offered by the roofing contractor, this warranty covers errors related to the installation process. A workmanship warranty ensures that any issues arising from improper installation will be addressed by the contractor. This type of warranty typically lasts for a shorter period than the manufacturer warranty but is crucial for protecting against installation-related problems.

## What May Void Your Warranty

Warranties are only valid under certain conditions, and specific actions or neglect can void them:

- **Improper Installation:** If the roof is not installed according to the manufacturer's specifications, the warranty may be voided. This underscores the importance of hiring a qualified and experienced contractor.
- **Lack of Maintenance:** Regular maintenance is crucial to keep the warranty valid. Neglecting maintenance tasks, such as cleaning gutters or removing debris, can lead to issues that void the warranty. Ensure you adhere to the maintenance guidelines provided by the manufacturer and contractor.

## Filing an Insurance Claim for Roof Damage

In the event of roof damage, understanding how to file an insurance claim can help you navigate the process smoothly:

- **Contact Your Insurance Provider:** As soon as you notice damage, contact your insurance provider to understand your coverage and the procedures for filing a claim. They will guide you on the necessary documentation and steps required to process your claim.





- Document the Damage: Take photos and detailed notes of the damage to provide evidence for your claim. This documentation will support your case and expedite the claims process.
- Get a Professional Assessment: Have a professional roofing contractor assess the damage and provide a detailed report. This assessment can be crucial in substantiating your claim with the insurance company.

Proper knowledge and proactive measures will provide peace of mind and financial security for your roofing project, ensuring that your investment is protected and that you are prepared to handle any issues that may arise





Financing a roof replacement is a significant consideration for many homeowners. Understanding the available options can make this investment more manageable and less stressful. At Blue and Blue Roofing, we offer a variety of financing plans to suit different needs and budgets. Our partnership with Service Finance allows us to provide flexible and accessible financing solutions, making it easier for you to invest in a new roof without financial strain. This chapter will explore the approximate costs involved in roof replacement, the financing options available, and how a new roof can enhance your home's value.

## Financing Options

- **18 Months Deferred Interest with Minimum Monthly Payments:** This plan allows you to defer interest for 18 months while making minimum monthly payments, providing flexibility in managing your finances.
- **6 Months No Interest and No Payments:** With this option, you can enjoy six months without any interest or required payments, giving you time to plan your budget.



- **12 Months No Interest, No Payments:** This plan offers a full year without interest or payments, allowing you to prioritize other financial commitments.
- **Easy Online Application:** Financing through Service Finance is straightforward, with an easy online application process that ensures quick and convenient access to the funds you need.

## Increasing Home Value

Investing in a new roof not only protects your home but can also increase its market value. A well-maintained roof enhances curb appeal and provides peace of mind to potential buyers, knowing that the home is safeguarded from the elements. By choosing the right financing plan, you can make this valuable investment without compromising your financial stability.

# Conclusion

Replacing your roof is a crucial investment that ensures the safety, comfort, and value of your home. Throughout this guide, we've covered every aspect of the roof replacement process, from recognizing the signs that it's time for a new roof to understanding the detailed steps involved in replacing it. We've also discussed the importance of choosing the right materials, selecting a qualified contractor, and preparing your home for the project. Regular maintenance and understanding warranty and insurance considerations are also key to prolonging the life of your new roof.

At Blue and Blue Roofing, we understand that a roof replacement can seem overwhelming. Our goal is to make the process as smooth and stress-free as possible for you. With over 30 years of experience serving the Edmonds, WA area, we are committed to providing high-quality roofing solutions tailored to your specific needs. Our team of experts is dedicated to ensuring that your new roof is installed with precision and care, using only the best materials available.

## Why Choose Blue and Blue Roofing?

- **Experience and Expertise:** With decades of experience, we have the knowledge and skills to handle any roofing project.
- **Quality Materials:** We use premium roofing systems from CertainTeed, offering a wide range of colors and styles to match your home.
- **Comprehensive Warranties:** Our roofing systems come with a 50-year manufacturer warranty and a 10-year workmanship warranty, providing you with peace of mind.



- **Customer Satisfaction:** We pride ourselves on delivering exceptional customer service and ensuring that our clients are completely satisfied with their new roof.

## Taking the Next Step

If you suspect that your roof needs replacement, don't wait until minor issues become major problems. Contact Blue and Blue Roofing for a professional assessment and a detailed quote. Our team will guide you through every step of the process, ensuring that you make informed decisions that best suit your home's needs and your budget.

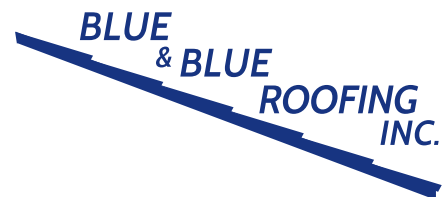
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By following this comprehensive guide and partnering with Blue and Blue Roofing, you can ensure a smooth and successful roof replacement process, protecting your home and enhancing its value for years to come. Thank you for considering Blue and Blue Roofing for your roofing needs. We look forward to serving you.

# FAQs

**Q: How much does a roof replacement cost?**

**A:** Costs vary based on size, materials, and complexity.

**Q: How long does a roof replacement take?**

**A:** Typically 2 to 5 days for an average-sized home.

**Q: What are the signs I need a new roof?**

**A:** Age, visible damage, leaks, and neighborhood trends.

**Q: What is the best time of year to replace a roof?**

**A:** The best time to replace a roof is typically during the spring or fall when the weather is mild. However, roofing projects can be completed year-round, depending on weather conditions and the urgency of the replacement.

**Q: Will a new roof increase my home's value?**

**A:** Yes, a new roof can enhance curb appeal and increase the overall value of your home. It also provides peace of mind for potential buyers, knowing that the home is protected from the elements.

**Q: What should I do if my roof is damaged by a storm?**

**A:** If your roof is damaged by a storm, contact your insurance provider to understand your coverage and the process for filing a claim. Then, contact a reputable roofing contractor like Blue and Blue Roofing to assess the damage and provide necessary repairs or replacement.

**Q: Can I install a new roof over my old one?**

**A:** While it is possible to install a new roof over an existing one, it is generally not recommended. Removing the old roof allows for a thorough inspection of the decking and ensures that any underlying issues are addressed.

**Q: What type of roofing material is best for my home?**

**A:** The best roofing material depends on various factors, including your budget, local climate, and aesthetic preferences. Common options include asphalt shingles, metal roofing, tile, wood shakes, and slate.

# Glossary of Terms

**Asphalt Shingles:** A common roofing material made from a fiberglass base coated with asphalt and mineral granules. Known for affordability and versatility.

**Decking:** The base layer of the roof, usually made of plywood or OSB, to which all other roofing materials are attached.

**Drip Edge:** A metal flashing installed along the edges of the roof to direct water away from the fascia and into the gutters.

**Flashing:** Thin pieces of metal used to prevent water penetration at joints, such as around chimneys, vents, and skylights.

**Ice and Water Shield:** A self-adhering waterproofing membrane applied to problem areas to prevent leaks caused by ice dams and wind-driven rain.

**Manufacturer Warranty:** A warranty provided by the manufacturer of the roofing materials, covering defects in the materials themselves.

**Ridge Caps:** Specially designed shingles that cover the ridge of the roof, providing a finished look and protecting the roof from water infiltration.

**Shingles/Tiles:** The outermost layer of the roof, providing weather protection and aesthetic appeal. Available in various materials such as asphalt, metal, tile, wood, and slate.

**Synthetic Underlayment:** A modern alternative to traditional tar paper, providing a moisture barrier between the decking and shingles.

**Underlayment:** A protective layer installed between the decking and the shingles to provide additional waterproofing.

**Vapor Barrier:** A layer installed to prevent moisture from penetrating the roof structure, often referred to as underlayment or tar paper.

**Vents:** Components of the roofing system that allow for proper attic ventilation, preventing moisture buildup and extending the life of the roof.

**Workmanship Warranty:** A warranty provided by the roofing contractor, covering installation errors and ensuring the quality of the work performed.