

# Seacoast Services LLC

## Seacoast Roofing of NH – The “One-Day” Roof Specialists

### “9 Things You MUST Know About Your Roof Replacement”

Replacing your roof is an essential part of maintaining your home. A damaged or improperly maintained roof can cause thousands and dollars in damage to other parts of the home. Repairs only go so far, and eventually it will be time to replace your roof entirely. Replacing your roof can seem like a daunting task. Choosing between hundreds of professional roofing contractors can be confusing. I am here to help you.

Thankfully, the project of getting a new roof is not too complicated, and it helps to know what to expect. There are many factors that can influence the cost of a roof replacement. It is good to know a little about them before you get too involved.

NOTE: Our Crew Chief (and Owner: Bill Covert) has replaced thousands of roofs over the last 30 years. There is nothing he has not seen, and/or worked on when it comes to roofs. He is experienced in all roofing applications from residential to commercial.

#### Here are the 9 things that may help you with getting your roof replaced

1. The first step in any roof replacement project is obtaining an estimate and choosing a contractor. Interview the Contractor - remember that you are the boss hiring someone to perform work on your most precious asset – your home. Do you like this person? Do you get along with them? Will they answer all your questions in a professional manner?

2. The size and slope of the roof, along with the materials being used affect the final cost of the project. A roof that is particularly steep and slippery will cost more to replace than a roof that is more easily accessible. The height of the roof matters as well. Roofs on two-story homes are more expensive to replace than roofs on ramblers or ranchers. This is simply because it is easier for the workers to access a roof that is closer to the ground.

There are several different types of roofs you can have installed. The materials can range in price anywhere from \$1 to \$40 or more per square foot. The most common roofing material is asphalt Architectural shingles. These are relatively inexpensive and are usually guaranteed to last 50 years. They come in many different colors to compliment the exterior of your home. A slate roof is the most durable, though it is also the most expensive, and can cost up to \$40 a square foot (\$120,000 to replace a 3,000 square foot roof). Slate is generally used on upscale homes and can last up to 200 years or more depending on the quality.

Along with being inexpensive, asphalt shingles require little maintenance, making them the most popular roofing choice for American homeowners. While asphalt shingle roofs are often designed to last 35 or 50 years, the actual life span of your roof can vary depending on where you live. High-speed winds, hurricanes, heavy storms, blizzards, and dramatic temperature fluctuations decrease the longevity of your roof. Estimates for replacing an asphalt-shingled roof can range from \$1,500 to \$9,000 depending on the size of the roof as well as location (near the ocean or inland).

3. Underneath the shingles, your roof could be rotted or have water damage. Replacing the roof support system can add thousands of dollars to the bill, depending on the extent of the damage. This is a good incentive to keep your roof properly maintained and have it replaced on time.

4. When giving an estimate, a contractor will come to your house to inspect your roof. He will come up with a number that factors in the cost of materials and labor, including the cost of stripping and throwing away the old shingles. The estimate should include the cost of removal and disposal of the old roofing material. If not, ask about this to avoid surprises. There is a chance that there will be some unforeseen costs in the project, so it is good to avoid as many of these as possible. After the visit, they will send you a written contract. A contract from a roofing company should include a description of what is to be done, as well as when it is to be done and a schedule for payment. Having it all in writing can protect you, the homeowner later on.

5. Once you have chosen your roofing materials and your contractor, it is time to set a date for the project. The actual work of replacing the roof can take anywhere from a few days to a few weeks, depending on the size of the roof. You do not need to be home during the actual work; however, you should plan to be available while the work is being done. If they have any questions or discover any additional problems with your roof, it helps that you are only a phone call away to discuss things with them.

6. Before the workers arrive, it is good to remove any items that may get in the way of their ladders. Climbing on roofs can be dangerous, even for professionals, so it is best to stay out of their way. First, the roofers rip out all the old roofing shingles and replace any rotted or damaged wood in the roof. Next, they lay a base, and then they lay the shingles. Roof work is noisy. Expect to hear a lot of hammering as well as people running around all over your roof. It is not really an invasive home repair. You will not have workmen coming inside your house. As long as you do not mind the noise, it is not much of a hassle.

7. When the old shingles have been stripped, any un-shingled portions of the roof should be covered with a tarp overnight to protect your home in case of rain or overnight storms. In a perfect situation, a roofer should only strip an area they are able to reroof that day.

NOTE: Our Crew Roofs all homes in "One-Day." We have a large team of Trained Professionals.

8. Once your new roof is completed, make sure the workers have cleaned up all the debris that has fallen. When a roof is replaced, the workers usually toss the pieces of the old roof onto the ground or into a dump truck as they are working. Once the bulk of the old material is disposed of, responsible companies will clean up after themselves to ensure customer satisfaction. They usually have a magnetic broom that picks up all the nails and other materials that can be hazardous as well as unsightly. You may find a shingle or two in your yard afterwards, which is perfectly normal.

9. Other things to inquire about: Ridge Cap for ventilation, adding soffit vents, how many feet of Ice & Water Shield you'll want. Ice & Water Shield is used as a protective underlayment in preventing melting ice from leaking into your home. As responsible roofers, we always use a minimum of 3 feet along the bottom edges, in valleys, and around your chimney.

Okay there you have the 9 things. Now... here are a few things to consider that may help you decide to use the roofing services of Seacoast Roofing Company.

- **We have low overhead.** We do NOT need to buy expensive Yellow page advertising. Why? Because all our work is referral based. Our clients always refer us to new clients. This saves us many thousands of dollars.
- **We do NOT** purchase expensive fancy trucks for ourselves or our workers.
- **We do NOT have high overhead** - because we do not need fancy office space.
- Chances are good that **we've replaced a roof on your neighbor's home.**
- Our crews are Highly Trained, **respectful and professional.**
- We understand the pain of having a leaking roof, and the desire to get it fixed now
- We'll make your new roofing experience hassle-free and fun. That's a promise!

Please contact us with any questions: ["Click Here To Get Your Free Quote"](#)

We look forward to meeting you and serving your roofing needs.  
We appreciate and thank you for this opportunity to earn your business.

Seacoast Roofing of NH is a division of Seacoast Services LLC  
Roofing, Siding, Windows