

What You Should Know Before You Hire a York, PA Roofing Company

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Introduction

Are you in the market for a roof repair or replacement? Or, are you having a hard time deciding what you need? There are many factors to consider with it comes to roofing, and it can be difficult sorting through all the information to make the decisions that best suit your needs. If this sounds like you, then this report is a great place to start. We are going to introduce 5 important things to know before you hire a York, PA roofing company. We hope you enjoy this report, and hope it helps you decide what is best for you.

To your success in your roofing project,

Roland Morin

How to Care for Your Roof

You put a lot of money into your roof, and you want to get the most life out of it, right? The best way to do that is to put some time and effort into maintaining your roof. Fortunately for you, caring for your roof won't cost you an arm and a leg. As a matter of fact, it's not even something that you have to think about all the time. Taking some specific measures here and there is enough to keep your roof in tip top shape, as long as you are dedicated to paying close attention to the signs that your roof may need some TLC. Need some maintenance pointers? Here are some tips for how to care for your roof:

- **Clear away debris.** If you have overhanging trees, then you are likely to have this problem. Dead leaves, twigs, and acorns that pile up on your roof are much more than just an eyesore; they present the perfect opportunity for water to puddle up, which could cause leaks.
- **Wash regularly.** You need to wash your roof every one to three years to keep it looking good and functioning at its best. Purchase a roof cleaner and use a sprayer to apply it to your entire roof. Be thorough. Leave the cleaner on the roof for as long as recommended by the manufacturer. Then rinse it off, paying careful attention to stains and mildew spots.
- **Clean gutters.** To ensure that water drains from your roof as efficiently as possible, you need to keep the gutters free of debris. Use a blower to

remove foliage, and then a water hose to wash the rest of any buildup away.

Signs it is Time to Replace Your Roof

If you have made it a point to take proper care of your roof and have maintained it as necessary, then you should get the longest life possible out of your roof. However, as the old saying goes, nothing lasts forever, and there will inevitably come a time when you should replace your roof. How do you know when your roof's time is up? Here are some signs that it is time to replace your roof:

- **Dipping and/or buckling.** When your roof noticeably dips and/or buckles in areas, it is indicative of a major underlying problem – namely wood rot or swelling from moisture. Either way, the foundation of your roof is no longer suitable to hold roofing materials, and you will need a replacement.
- **Leaks.** Look for either an unexplained puddle on your floor, or even brown spots on your ceiling. Some leaks are more obvious than others, but they are always a sign that your roof needs to be either repaired or replaced.
- **Damaged shingles.** Examine the shingles from the outside of your home. If they are curling up, losing gravel, or are loose and hanging out

of place, then it may be that you need to call a roofing contractor; those are both signs that your shingles have reached the end.

- **Decreasing home value.** It may be that you need to replace your roof for aesthetic reasons. If your property value is lowered because your roof is damaged, dirty, or out of date, then you may want to consider replacing it to maintain your property's market value.

Roofing Materials

Once you have determined that it is time to replace your roof, you will need to select the type of roofing material to be used for your new roof. There are many different roofing materials to choose from, and each carries its own pros, cons, and price points. Need some help sorting through all your options? Here is a guide to roofing materials:

- **Shingles.** This is the least expensive roofing material to install, and to maintain. Shingles may be made of asphalt, plastic polymer, or wood, and come in a wide variety of colors and looks. Shingles are suitable for any type or style of home.
- **Metal.** Metal sheeting comes in steel, aluminum, zinc alloy, and copper. You may prefer its natural finish, or choose a sleek painted version. Although a bit pricier than shingles, metal is still relatively inexpensive to install, and maintenance is super easy.
- **Slate.** This is the most expensive roofing material you can choose, but when properly installed and cared for, a slate roof can last over a hundred years! Slate is very heavy, it must be installed by a contractor who specializes in slate, and is only suitable for high-pitched roofs.
- **Tile.** Made of clay (or sometimes concrete), roofing tiles are heavy and brittle, but they are generally long lasting. Tile is one of the higher end

choices you can go with, and is best suited for Spanish or Mediterranean style housing, although some tiles are made to look like wood or slate.

- **Wood.** Wood shakes or shingles are made from wood that is treated with a rot resistant chemical. They are mid-line in terms of price, but they do not last as long as other alternatives. They also require a good deal of upkeep. However, they lend the home a natural look and feel that is distinctive to them.

How Much Will Your New Roof Cost You?

It goes without saying that a new roof can cost you a pretty penny. However, there are many things that can contribute to this cost, and you therefore have some wiggle room when it comes to pricing the best new roof. The important thing is that you learn as much as you can about the available options, take inventory of what is most important in order that you have an idea of what you will be spending in the end. How much will your new roof cost? Here are some factors to take into consideration:

- **Roofing material.** You are now aware of the different types of roofing materials available to you, as well as their different price points. However, do you know that the type of roofing material you choose is the single most important determinant of the cost of your new roof? For example, you may purchase inexpensive asphalt shingles for a mere \$75 a square foot . . . or you may fork out over \$2000 per square foot on a slate roof. Weigh out your options carefully.
- **Additional materials.** Besides the roofing material, itself, there are several other materials that must be used for any roofing job. These include things like fasteners, flashing, underlayment, and starter strip, among other things. The type and grade of these materials that your contractor chooses to use can have a significant impact on the cost of your roof, be sure to address this when obtaining bids.

- **Complexity of the job.** The simpler the job, the less material you will need, and the less labor will cost you. Things that increase a job's complexity (and cost) include extra angles, planes and cuts, a steeply pitched roof line, tearing away an old roof to make room for the new one, and installing extra/new ventilation, gutters, etc.
- **Labor.** You may be surprised to find that labor costs for the same project may vary greatly from one contractor to the next. Therefore, it pays to shop around. Generally speaking (and depending on the complexity of the job), you can expect to pay anywhere between \$40 and \$80 per square foot for labor.

How to Choose the Best Roofing Company

You are going to invest a lot of money into your new roof. On top of that, it will sit atop your home for years – or, hopefully decades – to come. For these reasons, you can't just hire anyone to install your new roof. You need a reliable professional – one you can trust to see your vision of your new roof to fruition, and in a way, that will stand the test of time. There will no doubt be numerous roofing contractors in York, PA vying for the position, claiming that they are the best for the job. How do you sort through all your options and pick the right one for you? Here are some pointers for how to choose the best York, PA roofing company for your project:

- **Referrals.** The best way for you to find potential roofing companies in York, PA is to ask around. If people you know and trust vouch for a roofing company, then chances are you've found a roof contractor you can trust. Additionally, search Google for reviews of roofing contractors in your area, and call up local builders to ask who they use.
- **Licensing, bonding, and registration.** Local ordinances will determine what type of registration a roofing contractor should have. Additionally, you should find out from your local contractor's association just what type of licensing and bonding contractors need to work in your area.

- **Insurance.** Don't be afraid to ask for proof of insurance. Your contractor of choice should have both workman's comp and liability coverage, and should be able to produce current certificates to prove it.
- **Experience.** Look for a contractor that has verifiable experience completing projects like yours. To ascertain just what type of experience potential contractors have, ask for a list of completed projects, and then do your homework to validate their claims.
- **Financial stability.** Your contractor of choice should be financially stable enough to see your project to completion without a hitch or holdup. Any reputable contractor will be able to show you the company's current financial records.
- **Manufacturer connections.** Most manufacturers, particularly of specialty roofing materials, require that contractors establish an account with them in order to be able to install their products. If you have a particular product in mind, then your contractor should have a relationship with the manufacturer to be able to install it.
- **Customer service.** It doesn't matter how good a contractor is, if you can't get through when you need to. Before you commit to anything, make several calls to make sure they are handled with knowledge and consideration, and that your inquiries are responded to in a timely manner.

- **References.** Once you have narrowed your list of potential contractors down to a manageable size, you need to ask for references. Call each reference and find out, from the horse's mouth, just how good each contractor is in regards to work quality, timeliness, and customer service.

Conclusion

There is a lot to think about when it comes to repairing or replacing your roof. Experienced professionals can help you make all the important decisions, and can also bring your vision to life. To put your roofing project into the hands of a York, PA roofing company that you can trust, contact Affordable Roofing. We can be reached by phone, at (717) 953-3057, or visit www.AffordableRoofingYorkPa.com

About the Author



Roland Morin is the co-owner of Affordable Roofing and is known as the quality York, PA roofing contractor at a price that won't break the bank!

Since 1972, Roland via Affordable Roofing has been providing the residents of York, Pennsylvania, with quality roof repair and installations and high levels of customer service. Their owners personally work on each project, and customers are provided with a detailed estimate before any work begins.

With their keen eye for detail and a policy of honest and open communication, you can feel good about choosing Affordable Roofing whether you need to replace your gutters or you want new shingles put on the roof.

What You Should Know Before You Hire a York, PA Roofing Company

Area We Service:

17322 Cross Roads | 17313 Dallastown | 17314 Delta | 17019 Dillsburg | 17315 Dover | 17317 East Prospect | 17321 Fawn Grove | 17322 Felton | 17323 Franklintown | 17327 Glen Rock | 17319 Goldsboro | 17406 Hallam | 17331 Hanover | 17332 Hanover | 17333 Hanover | 17335 Hanover | 17407 Jacobus | 17311 Jefferson | 17339 Lewisberry | 17342 Loganville | 17345 Manchester | 17347 Mount Wolf | 17349 New Freedom | 17371 New Salem | 17355 Railroad | 17356 Red Lion | 17360 Seven Valleys | 17361 Shrewsbury | 17354 Spring Grove | 17362 Spring Grove | 17363 Stewartstown | 17365 Wellsville | 17404 West York | 17366 Windsor | 17368 Wrightsville | 17313 Yoe | 17370 York Haven | 17402 Yorkana | 17360 Hanover Junction | 17364 Thomasville | Winterstown | North York | Carroll Township | Chanceford Township | Codorus Township | Conewago Township | Dover Township | East Hopewell Township | East Manchester Township | Fairview Township | Fawn Township | Franklin Township | Heidelberg Township | Hellam Township | Hopewell Township | Jackson Township | Lower Chanceford Township | Lower Windsor Township | Manchester Township | Manheim Township | Monaghan Township | Newberry Township | North Codorus Township | North Hopewell Township | Paradise Township | Peach Bottom Township | Penn Township | Shrewsbury Township | Spring Garden Township | Springettsbury Township | Springfield Township | Warrington Township | Washington Township | West Manchester Township | West Manheim Township | Windsor Township | York Township | East York | Emigsville | Grantley | New Market | Parkville | Pennville | Queens Gate | Shiloh | Spry | Stonybrook | Susquehanna Trails | Tyler Run | Valley Green | Valley View | Weigelstown | Yorklyn | Accomac | Admire | Airville | Ambau | Bandanna | Bermudian | Big Mountain | Blackrock | Brogue | Bryansville | Cly | Davidsburg | Detters Mill | Fayfield | Fireside Terrace | Foustown | Fuhrmans Mill | Gatchellville | Glades | Glenville | Gnatstown | Hametown | Hopewell Center | Kralltown | Leaders Heights | Mackey Ford | Mount Royal | New Bridgeville | New Park | Nauvoo | Ore Valley | Porters Sideling | Siddonsburg | Spring Forge | Stoverstown | Strinestown | Sunnyburn | Tolna | Valley Forge | Violet Hill | Woodbine |