



# Buyer's Guide to Roofing

This guide is presented to help you understand what goes into roofing your home and to help you make an informed and educated buying decision. No matter whether you are in your "forever home" or plan to move in 5-10 years, a new roof is an important investment decision.

At A&A Services, we want you to understand the many components that go into a new roof for your home. We want to earn your trust through best business and building practices.

## The Signs of Roof Problems

Many people don't realize they have roofing problems until it's too late. After years of being exposed to rain, snow, and wind, roof shingles can start to wear. Curling, peeling, and eventual disintegration of roof shingles can lead to permanent damage to your roof and overall house structure.

You should be alert to any of the following signs that may indicate a serious roof problem:

- Shingle cracking and curling
- Granule loss
- Leaks or spotting of ceiling
- Streaks along outside walls
- Expired warranties
- Storm damage
- Ice dams

## A roofing system consists of 7 specific components

1. **Leak barrier** (or ice and water shield) - This component is critical for watertight integrity at critical roofing areas. Construction code requires that we install the leak barrier a minimum of 3 feet up your roofline from the edge of the roof at gutter/eaves, down valleys (where two roofing planes intersect), around the chimney, at the intersection of a roof plane and a vertical wall, and around any penetration through the roofline (soil stacks, vents, fans, skylights, etc). A&A installs 6 feet of leak barrier, twice the requirement under the code.

2. **Underlayment** - More commonly known as felt paper is installed on all exposed roof decking. There have been technological advances (and now options) that have upgraded this component resulting in greater strength and breathe-ability (which prolongs the service life of wood decking).

3. **Drip Edge** - Another critical component, the drip edge is specifically manufactured for installation at all edges of your roofline to prevent wind and water intrusion under shingles.

4. **Shingles** - Should have a solid, written manufacturers warranty against defects.

5. **Ventilation** - All components are critical but this area is the single most important component of the roofing system. Proper ventilation provides longevity to your wood decking and every other roofing component. Even more critical than this, proper ventilation helps to provide for a healthy home.

6. **Warranty** - It is only as good as the company behind it! Warranty options available in the marketplace vary widely. NDL (no dollar limit) warranties are the best available because the manufacturer pays for labor and material at no diminished value.



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## Working With Your Roofer

No matter how good the quality of your roofing material, the deciding factor in a successful job is the quality and experience of the installer you choose. Here are some “tests” to determine if your roofing installer is qualified to do the job, and will be easy to work with:

- Is the installer open to discussion about my requirements?
- Does he offer design help and suggestions?
- Is he knowledgeable about the roofing products including features, benefits, accessories and warranty?
- Does he carry the necessary licenses and insurance coverage?
- Can I talk with him easily?
- Will the roofer provide a list of references?
- Is the roofer certified by roofing materials manufacturers?
- Does the roofer have a good track record in the community?



### *Get it in Writing*

Your roofer should provide you with a written estimate that includes:

- Description of work to be done.
- Specific materials to be used including product names and order numbers.
- Price including all materials and labor.
- Payment schedule or financing information.
- Time schedule.
- Clean up, debris removal, condition of the worksite.
- Installer’s warranty policy or guarantee of work.
- Responsibility for permits if applicable.

### *Installation*

As good as the roofing system’s components are, installation is always the most critical element. What should you expect?

- Tearing off a roof is a form of demolition. Therefore, you can expect some vibration, noise, and possibly some dust. Prior to our arrival, we ask that you remove any fragile or delicate items that may fall from shelves, walls and ceilings from vibration.
- Please take the same precautions in your garage. You will want to removed your car from the garage on a daily basis as we will require use of the drive way.
- We may require access to a power source for our equipment such as electric saws, etc.
- Upon arrival, our crew will do a site inspection. Patio furniture, grills, play-sets and potted plants will be moved out of harms way.
- Landscaping, shrubbery, etc in the fall zone will be protected with tarps.
- All roofing debris will be removed from the site on a daily basis.
- Satellite dishes and antennas will be removed and replaced in the same location to allow for the roofing process. A&A Services is not responsible for reception. If professional alignment is required, it is the responsibility of the homeowner.
- All hard surfaces (driveways and sidewalks) will be swept on a daily basis.
- The entire work area will be magnet swept upon completion. We ask that you cut the grass the day before our scheduled start date.
- All gutters in the work area will be cleaned of all roof related debris.



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## **Our Reputation is Our Guarantee**

A&A Services has been working with homeowners on the North Shore and in southern New Hampshire for more than 25 years. Your neighbors know the high quality of work we perform, and the high level of service we deliver. Still, we also provide a written guarantee that supplements the manufacturer's warranty on materials.

*We look forward to serving your roofing needs!*



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