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Before You Choose A Roof



What are the expertise and financial strengths of the roofing contractor you are considering?

Roofing contractors need to be chosen with great care. The introduction of new roofing materials and application techniques within the past 10 years has led to many changes. A professional roofing contractor should be familiar with different types of roofing systems, to help you make the best decision for your facility, based on your budget.

Ask the contractor if his or her company is a member of a local, state, regional or national industry association. Contractors involved in professional associations generally are better informed on the latest developments and issues of their industry.

Insist the contractor supply you with copies of insurance certificates that verify workers' compensation and general liability coverages. Check that those coverages are in effect for the duration of your roofing job. If the contractor is not properly insured, your company, as the property owner, may be liable for accidents occurring on the property. Also check your

state's licensing requirements and find out if the contractor is bonded by a surety company.

The installation of different roofing systems varies considerably. Education and training are the most important elements in the installation of roofing systems. Make sure the roofing contractor you choose has had detailed and ongoing training on the system being installed.

One rule of thumb is to find out if the contractor has installed at least 100,000 square feet of the system you want in the past 18 months. Also, make sure the contractor is approved by the manufacturer to install that specific system.

The quality of workmanship is crucial to good roof performance. The National Roofing Contractors Association offers a professional roofing selection guide. In addition, many manufacturers have approved contractor programs with specific qualifications that roofers must complete before approval.

What is warranted and by whom?

There are two basic categories of roofing warranties. The contractor's warranty typically covers workmanship. The manufacturer's warranty covers at least the materials, though many cover additional items. Even if the manufacturer's warranty is broad, it will not completely protect you if the roof is improperly installed.

Carefully read and understand any roofing warranty offered and watch for provisions that would void it. For example, it's nearly impossible to avoid all ponded water. Ponded water can be caused by a clogged roof drain or deflection of the roof deck in between the support columns. Proper roof maintenance can help assure that the warranty remains valid. Be aware of warranty language that voids the guarantee.

Most professional roofing contractors will offer periodic maintenance inspections throughout the year. These inspections help ensure your project complies with the standards specified in the warranty. A typical maintenance program consists of a detailed visual examination of the roof system, flashing, insulation and related components to identify any potential trouble areas.

More important than the warranty, however, is getting the right flexible-membrane roof on your building in the first place. If the roof is correctly designed and installed to meet your facility's needs, building codes and geographical considerations, and the warranty covers those needs, you probably will be enjoying the benefits of a flexible-membrane roof many years after the original warranty expires.

After the roof is installed, what after service and educational programs are available for the facilities management team?

Seminars offered by roofing industry associations like SPRI and manufacturers can be invaluable ways for the building's roofing team to expand their understanding of commercial roofing system types, installation processes and maintenance considerations. Specific courses are available to help building owners and facilities managers learn more about various roofing systems, materials and components; insulation and accessory products; elements of roof design; contractor selection; warranties and maintenance considerations.

Company Description

We're proud to offer our clients a wide range of affordable home roof replacement and roofing services. When you turn to Cecil County Roofing Pros, you can rest assured knowing that you are getting licensed, insured, and bonded workmanship. When it comes to roof replacement options for your home, we have you covered. We're the top local roofing company serving Cecil County Maryland, so can choose from today's leading brands such as GAF, CertainTeed, and Owens Corning. Our energy-efficient roofing shingles and solutions will not only help protect your home well into the future but also ensure that you are truly getting the best return on investment for your home improvement project.

Contact Details

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Google Folder: https://drive.google.com/drive/folders/1ISDa10knCiCCnepX8RjvmolwyTH1_utD?usp=drive_open

Recommended Resources

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Recommended Profiles

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