

Roofs Done Right!

Roof replacement is one of the most critical and most often misunderstood of all home maintenance areas. There is a difference between a professional roof replacement contractor and a shingle installer. Shingle installers focus on replacing roof shingles, but usually take shortcuts with the structural aspects of roof replacement. Roof installation shortcuts ultimately result in higher energy bills and future moisture and maintenance problems for the homeowner. Low-quality or improperly applied roofing materials and poor workmanship can literally leave you out in the cold.

Doing the job right is the only way to do it.

REMOVE EXISTING ROOF MATERIAL DOWN TO THE PLYWOOD



The existing roof coverings, whether they're shingle, slate or tile and rolled material, should be removed down to the existing plywood or sheeted roof deck. Per shingle manufacturer specifications, if shingles are installed over any of these roofing materials the warranty will become null and void. Always follow the manufacturer's product specifications for roof replacement.

REMOVE OLD FLASHING

Existing flashings should be removed down to the roof deck sheathing. You never know what could be lying under old flashing. Damaged and rotten wood in these areas may need to be replaced. Left in place, damaged wood can cause future structural problems.

REMOVE ROOFING TAR PAPER

Removing the roofing tar paper enables contractors to do a complete inspection of the existing deck surface prior to installing the shingle and underlayment. Roof sheathing nails should be inspected and sheathing refastened if necessary before roof replacement.

REPLACE DAMAGED WOOD

Damaged or rotten wood must be replaced. Fastening to rotten or soft wood will cause the shingles to shift, causing your new roof to leak soon after it is installed.

INSTALL UNDERLAYMENT MATERIAL

Some kind of underlayment should be installed over the roof sheathing prior to laying roof shingles. Tarpaper (15 lb–30 lb) or titanium underlayment are the most popular roofing underlayment materials. Both work well but titanium provides a better reflector. Although it costs more, titanium roof underlayment usually comes with



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a warranty or guarantee if the roof replacement shingles fail for any reason.

INSTALL ICE AND WATER SHIELD

Ice and water shield should always be installed at the gutter end lines of any roof. The area between the fascia board and the roof must be sealed with a gutter apron or a gutter-to-fascia seal cap for the ice and water shield to work.

ENSURE CONTINUOUS VENTILATION

An improperly ventilated roof system will shorten the life of your roof shingles. A proper roof replacement should include continuous ventilation at the peak of the roof and the beginning rows of each shingle starter area. Many houses do not have a soffit area where air flow can ventilate into the attic space and then out of the roof peak ventilation area. If the roof design prevents ventilation at the peak and bottom, then a good contractor will install adequate single roof vents at locations calculated to allow needed air flow.

USE UNDER-ROW STARTER SHINGLES

Amateur roofers may not know how to install under-row starter shingles at the first starter row of all shingled roof area. Installing starter “unders” will prevent butted shingle bond from being exposed to the underlayment material which, unlike shingles, is not designed to resist water. Unders should always be offset from the new shingles being installed so that no tabs or bonds overlap.

USE DRIP EDGE CORRECTLY

If the lower edge of a roof does not extend beyond the fascia board by about 3/4 inch, runoff will drip behind the gutters rather than inside the gutter. This shortfall can lead to rotted roof sheathing and fascia, stained siding, and even soil erosion. Drip edges extend the edge of the roof to slightly overlap the gutter. They are for gabled ends and work very nicely when existing aluminum fascia does not have a return bend on it. Drip edge should never be installed at a gutter end line area. A gutter apron or hand-bent aluminum application is correct for those areas.



INSTALL HIP AND RIDGE CAP

Hip and ridge cap (whichever exists) should be installed with your roof replacement. Caps create a finished-looking roof edge and prevent water from penetrating into the house.

ALUMINUM OR COPPER FLASHING WITH SILICONE SEALANT

Aluminum or copper flashing (or durable substitute material) should be used. Silicone-based caulking is the best way to seal flashings against brick, chimneys and other areas in need of sealant. Silicone does not dry out as quickly and lasts much longer than asphalt or rubber-based products.

REPLACED PIPE BOOTS

The pipe boots around pipe stacks and other protrusions throughout the roof area should be replaced. Entrance cables for electrical services are rarely changed because of the cost. Contractors can, however, install a split boot if the existing boot on the entrance mast is defective.

DIVERTERS

Diverters should be installed behind chimneys and at stop wall areas on the roof where water drains directly into those areas. Most commonly called a cricket, these diverters will keep water flowing off your roof.

QUALITY ROOF REPLACEMENT SHINGLE MATERIALS

Choose a quality shingle to extend the beauty and durability of your roof replacement. Using a dimensional shingle is highly recommended for both beauty and durability.

GUTTER GUARDS

Gutter guards are a good idea. If you decide to install gutter guards, select a quality product that will not sag or fall out after the first season. 🌳

