

Steps to Proper Roofing Replacement (video highlights)

Replacing a roof is expensive. Although shingle type and color are important, the methods and materials used for all stages of replacement should be considered. Choosing a roofing contractor on price alone is unwise. Hiring a properly certified, trained and insured roofing contractor is one of the smartest decisions a homeowner will make.

Removal Steps

1. Remove all layers of shingles and tar paper to expose all decking surfaces for review.
2. Inspect all decking surfaces for soundness and decay. Areas of higher moisture susceptibility such as around valleys, protrusions and eaves should be carefully reviewed and replaced as necessary.
3. All existing nails must be removed. Establishing a flat, uniform, sound decking surface is critical.
4. Inspect drip, rake, and/or wall edge flashings for physical damage and proper thickness. Remove and replace as needed. Remove and replace all valley flashings.

Installation Steps

1. **Weather Watch Mineral Surfaced Leak Barrier** – *Fiberglass reinforced, commonly called Ice & Water Shield*
 - a. Limits damage/leakage from ice dams, in valleys, around chimneys, walls and all protrusions.
 - b. Self seals around nail heads, adheres to roof deck lies more flat, reduces shingle wear and tear.
 - c. Critical in lower end roof areas (eaves, gutters) that stay wet the longest, and rake areas (sides) subject to wind driven rains.
2. **Deck Armour** (better than tar paper)
 - a. Will maintain a more flat surface (better than tar paper) allowing shingles to lie flatter and wear better.
 - b. Resists moisture absorption, provides maximum protection from roof leaks.
 - c. Higher breatheability (16 perm) compared to tar papers (5-6 perm rating). Moisture releases more easily from structure thus reducing mold issues and stress on the deck and shingles.
 - d. Protects shingles from harmful resins/chemicals in plywood/OSB wood decking.
 - e. Less slippery to work on, seven times more tear resistant and 1/3 the weight of tar paper.
3. **Installation of starter strip** (Installed at the eaves and rakes, the best protection from wind damage)
 - a. Uses extra adhesive and a special nailing pattern to ensure proper adhesion.
 - b. Rated for up to 130 mph wind damage.
4. **Installation of flashings** (walls / valleys / rakes / eaves)
 - a. Flashings are designed to help physically push water away from the home adding protection to the underlying wood deck surface. Flashings and Weather Watch although non-visible, are critical to protecting against moisture intrusion in areas subject to greater moisture exposure.
 - b. Flashings guard against movement between decking materials and other surfaces such as: walls, fascia surfaces, and other surfaces/components (solar tubes, ventilation and plumbing pipes) protruding from the roof. All exposed nail heads on flashings are sealed with caulk.
 - c. Rake and eave flashings add a finished look to the roof
5. **Installation of Shingles** (Boom truck to move shingle bundles, faster, less damage to home)
 - a. Installer opens bundles at the sides protecting shingle surface, inspects all shingles for surface defects, uniform color, integrity, etc. prior to installation.
 - b. Shingle installation requires six nails per shingle per warranty. Shingle squareness is ensured by snapping a chalk line every 6th course during installation. Hammers are used to ensure fully seated nails.
 - c. Installer is paid by the course, not the hour, thus ensuring proper installation/overlap of each shingle.
 - d. Valley installation has a California cut valley which uses three layers to create a small hump which discourages water cross flow. Energy Star shingle used to reduce cooling costs.
6. **Ventilation** (Cobra Ridge Runner)
 - a. Recommend a balanced system of ventilation 50% soffit, 50% ridge. Inadequate ventilation can/may overheat shingles, reduce their useful life and reduce insulation effectiveness.
7. **Customer Service / Insurance & Warranty** (Golden Pledge Warranty / Master Elite Roofer)
 - a. Customer's home protected/respected with tarp on deck, ladder pad, no blaring radio, and cleanup.
 - b. Insurance and Certification: Insured for injury and property damage. Proper certification for long-term warranty details-coverage from weather and other unpredictable events.

Need More Information?

Please visit www.phiinspect.com click our "Post Inspection Support" page and request additional documents.

La Crosse: 608-782-8831

www.phiinspect.com