

## WARNING!

Always use extreme care on ladders, make sure they have a good footing and are steady. If you have any doubts about your safety on a ladder or roof, hire a professional. Never touch your exterior power drop! Any contact with a poorly insulated drop **will kill you**. An aluminum ladder is an excellent electrical conductor!!

### Roof care tips:

Never pressure wash your roof!! The action of the pressure washer will remove the grit from the roof, causing the tar and fiberglass mat underlayment to be exposed to the sun. This will evaporate the petroleum out of the tar and cause shrinkage, cracking and make the roof fail much sooner. Even a broom will loosen grit, therefore we only recommend careful use of a leaf blower to clean off dry debris only.

If you ever physically remove moss, the roots will also remove the sun blocking grit from your roof.

Leave the moss alone, and treat it with chemicals. Some are zinc based, but are toxic. Some people have reported good luck with automatic dishwashing detergent powders, (this is mostly powdered chlorine bleach) not environmentally friendly runoff for your yard. Baking soda is a more 'green' sound solution. When it rains, these chemicals will produce a solution that will help to reduce moss growth.



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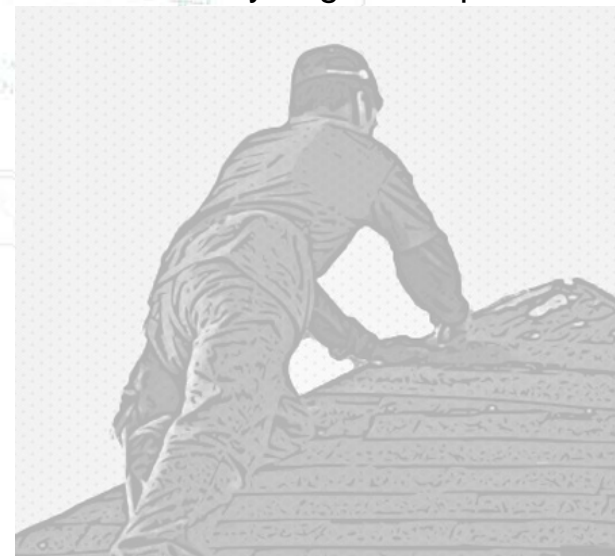
THE HOME INSPECTORS

## TIP SHEET

Expert advice on homeowner's questions

# SHOPPING FOR ASPHALT SHINGLE ROOFS

We look at homes that need new  
roofs all the time. We always  
recommend you get multiple bids.



Here are some tips to assure you get the  
best value and quality roof for your home

**See tips and videos**

[HipsPro.com/library](https://hipspro.com/library)

Safety - Maintenance - Repair

All homes need to have their roofs replaced from time to time. There are major differences in materials and installation that will dramatically affect the price and longevity of them.

When selecting a roof with 3/12 pitch or greater, asphalt shingles are economical and will perform well for many years when properly installed.

In order to get the best price and value from a roof, we have some tips you should consider.

- 1) Does the bid include tear-off of old roof or is it a roof over?
- 2) What roofing are they using, is it a laminated shingle (30 year or more) or standard 3-tab (cheaper 15 year materials)?
- 3) Are there any sheathing repairs in the bid? What material?
- 4) Bids should include all new flashing, (chimney to roof, siding to roof & skylights) plumbing and power drops boots.
- 5) Have your roof brought up to current standards for ventilation. (1sf of vent for every 150sf of roofing) Older homes almost never have this.
- 6) Assure all bath and kitchen vents are properly vented with dedicated vents for each fan. Do not point vent hoses to attic vents!
- 7) Include zinc strips; this will dramatically reduce moss problems on your new roof.



On the right is a standard 3 tab roof. Thinner material. Average life span 15 years.



To the left is a laminated shingle, 30 year. Notice its textured appearance. The shingles are 1/3 thicker.

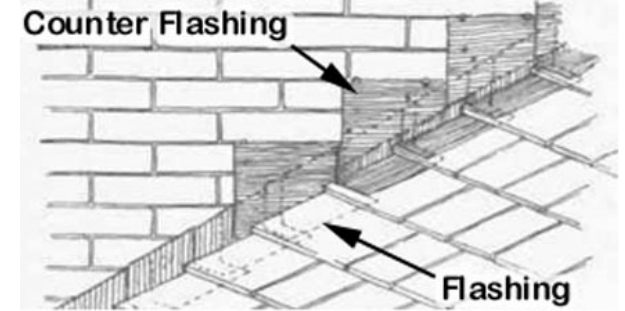
Many people will try to save money by 'roofing over' an existing roof. This is not usually recommended. A roof that is installed over an old roof will not lay flat. This can cause the new roof to not perform as well, leading to premature leaks and failure. It also traps more heat, causing the tar in the roof to evaporate petroleum, leading to cracks and failure. In addition, the added weight of another layer can cause structural problems.

When your roof is replaced, we recommend you choose a 30-year, architectural shingle. Standard 3-tab has a much shorter life, (closer to 15 years). Since the cost of a roof is mostly labor, there is no reason to go for the cheap materials. The labor is the same, and the materials cost about 1/3 more. With double the lifespan, it is the best value.

When getting prices, ask the roofing companies if their bids include any sheathing repairs. Most tear-offs will require some repairs to sheathing. There

are two kinds of common products, OSB and plywood. OSB is the standard sheathing used today, but plywood is a more expensive and superior product.

All flashing should be replaced. A cheap bid may not include the critical flashing at roof to chimney or siding.



Chimney flashing is made up of flashing and counter-flashing. This two element flashing allows both the roof and the chimney to expand or contract at their own rates without breaking the water proof seal.

Ventilation is key to a long a lasting roof. When ventilation is poor, it is much more likely to have problems with structural pests in the roof framing and mold in the attic.

A cheap roofing bid will often not include proper venting of bath and kitchen fans. When these are not properly vented outside, the moisture from them will contribute to structural pest issues and cause the roof sheathing to rot prematurely.

Zinc strips will help keep moss from taking over your new roof. This will cost more upfront, but moss will destroy roofs quickly in wet climates. Zinc is a sacrificial metal that dissolves in rain and makes the roof inhospitable to the growth of moss.