

HomeWise

home inspection services

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This article will help your clients understand the answers to two questions:
WHAT KIND OF ROOF SHOULD I GET? HOW MUCH WILL IT COST?

BTW – Each of our inspections **INCLUDES A FREE PLATINUM ROOF WARRANTY** -- it's good for five years and protects your buyer against the cost of repairing roof leaks.

Stay cool out there – *and please add me to your list of preferred home inspectors!*



Kind regards, Erik

ERIK ALSTAD
Certified Master Home Inspector

ASPHALT SHINGLES:

Pros, Cons, Costs & Lifespan

The most popular, versatile, simple to install and cost-effective roofing material is asphalt shingles. It's durable, affordable, and comes in different textures and colors. The most common styles are the "strip" shingle and the "laminated" shingle.

Like all roofing materials, they're subject to damage, and your roof should be checked after major hail or windstorms. And you should also make sure your roof is properly ventilated.



Pros and Cons of Asphalt Shingles

Pros

- Affordable
- Little maintenance required
- Simple to install
- Easy to replace/fix
- Durable
- Versatile; different colors and textures available

Cons

- Prone to storm damage (lifting or cracking)
- Shingles can loosen
- Needs appropriate roof slope (see "Slope" below)
- Requires roof vents
- Mildew may develop




Asphalt Shingle Cost

The average cost of asphalt shingles runs between \$3.50 to \$5.50 per square foot for installation and about \$0.80 per square foot for basic materials. One square (bundle) of asphalt roof shingles covers 100 square feet and ranges in price from \$80 to \$550 per square (including installation). All prices depend on the type of shingles you choose -- architectural shingles cost the most.




Maintenance and Repair

The most common damage to asphalt shingles is caused by wind and storms – they can lift, curl, crack, or take the texture off some of the shingles. However, in general, asphalt shingled roofs require very little maintenance or repair. Just check your roof periodically to make sure there are no missing shingles or loose lying branches and debris. If there are any bare spots where shingles should be, replace them as soon as possible to prevent damage to your roof.

Roof Pitch: rise / span			
1/12	2/12	3/12	4/12
5/12	6/12	7/12	8/12
9/12	10/12	11/12	12/12

Slope

Asphalt shingles are designed for **roof slopes of at least a 4:12 pitch** (4-inch vertical rise over a 12-inch horizontal run). Between 2:12 and 4:12 some manufacturers may allow their product to be used if installed according to their special instructions. **Never** install asphalt shingles on roof slopes less than 2:12.



Lifespan

Three-tab asphalt roofs (they lay flat and get their name from the 3 tabs on each shingle strip) have a lifespan of about 20 years, and architectural asphalt shingles could last for 50 years before you need a complete replacement. Over time all styles of asphalt shingles expand and contract, wearing down the asphalt coating from years of the sun's harsh ultraviolet rays and severe weather.



Types

Fiberglass (a fiberglass-based substrate) and Organic Mat-Based (substrate made from cellulose fibers like wood or paper) are the two most common types of asphalt shingles.

Fiberglass shingles are lighter weight and thinner material, they have higher fire rating than organic varieties, and they have longer warranties

Organic mat shingles can have 40 percent or more asphalt content, which makes them heavier, thicker, and more expensive. However, they are also rugged, flexible, and able to absorb more damage over time.



Design & Colors

The **strip shingle** is a basic shingle with a strip of material (usually three times the length to height in proportion) with cutouts or tabs. The most common is the 3-tab strip shingle.

The **laminated dimensional shingle** is a premium shingle with multiple layers of tabs to create texture and dimension.

Luxury shingles are the best type of asphalt shingles for weatherproofing and customized design. They come in custom shapes, sizes, colors, and weatherproofing protection. They look like cedar shake shingles or older types of slate roofs.

Three-tab shingles have cutouts or tabs that are lined along their lower edges: each shingle looks like three different pieces, but they're one large piece. **This type of shingle design is the most popular and economical means of covering a roof.**

Some tones range from gray to red to brown, and you'll find blue and green mixed in as well. You can also mix light and dark tones to create weathered or vintage shingles for older homes. Roofing professionals have access to new technology that allows you to experiment with colors on your home through an online tool before installing them.



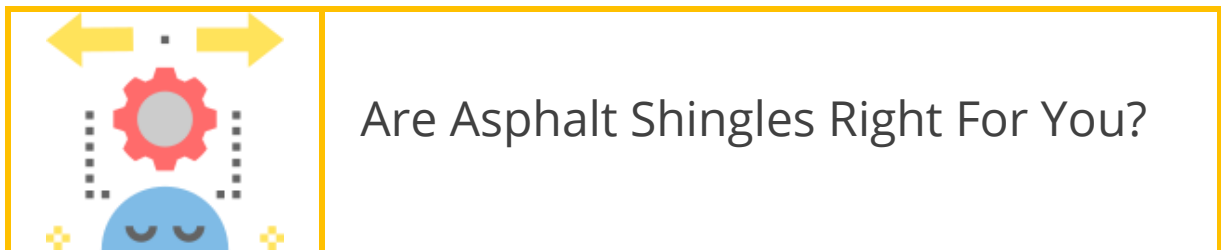
Asphalt Shingle Installation

While it might be tempting to leave old materials on the roof to cut down on labor costs, it's best not to lay a new roof over an old one. Removing the old roof also allows you and your contractor to see any potential bad wood that needs replacing.

Protection barriers then are laid down next. An ice and waterproof protection

barrier is attached over the drip edge area. Then an underlayment layer is put down, overlapping each strip, across the entire roof. Metal drip edging and valley flashing are then nailed in place before applying the asphalt shingles.

The shingles are then attached, starting at the eaves and working upwards toward the roof's peak. Roof vents are installed along the way.



Asphalt shingles hold up well in any kind of weather conditions, from hot to cold climates. This type of shingle is the most cost-effective and the most popular due to its affordability and ease of maintenance.

Article Sources

A big thank you to Bob Formisano for a lot of this content.