



Five Secrets to Choosing the Right Roofing Company

*A handy guide to understanding
and evaluating your roofing bids.*



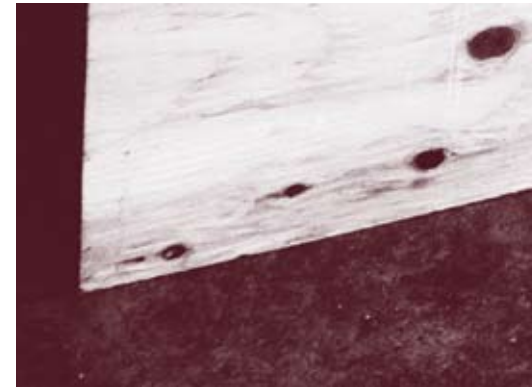
Secret #1: Sheeting

Sheeting is the solid wood surface that your roof is built on.

How to do it right: You need a firm, weather-resistant and level surface on which to put your new roof. Your existing sheathing is one of the first things we look at when we inspect your house and make up your estimate. The sheathing you now have may be good quality plywood and may be fine.

Be aware that some contractors may bid low by not replacing bad sheathing. You may get a good price, but you may have problems in the future. Similarly, if your contractor offers to replace your sheathing with chip board, press board or oriented strand board (OSB), he's using a cheap, inferior product not made for exterior use that can swell and break apart when moist.

What we recommend: If new sheathing is recommended, Valentine Roofing estimates projects based on 1/2" CDX plywood. If you now have a shake roof you may not have solid sheathing underneath. If that is the case, Valentine Roofing will add solid sheathing over the existing slats.



The plywood shown is called "CDX" and is made of wood veneer.



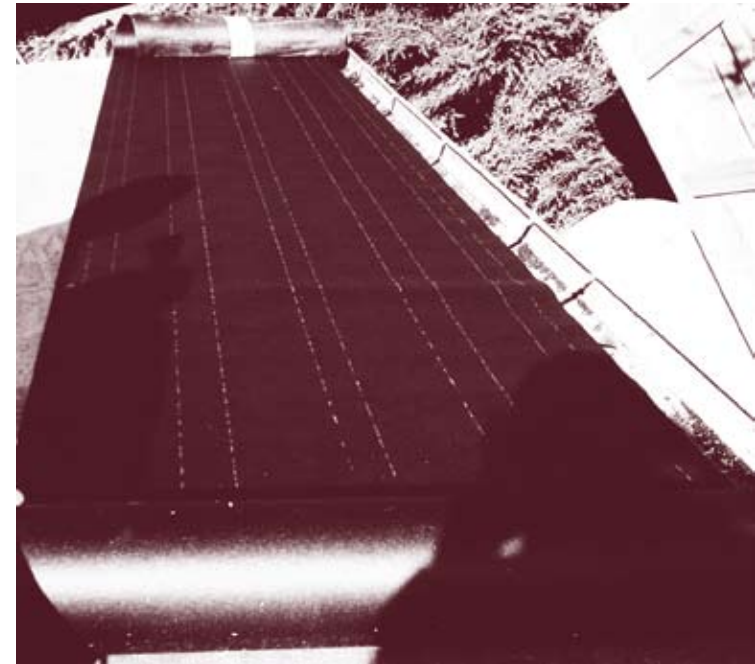
Chip board or OSB is made of wood chips and glue.

Secret #2: Underlayment

Underlayment is a layer of fabric-like material that is rolled out and stapled to the sheathing. It adds an important level of moisture protection between the shingles and the sheathing.

How to do it right: A high quality underlayment is just as important in preventing leaks as the roofing material itself. State and municipal codes require roofing underlayment to meet standards like fire resistance, wind uplift resistance, puncture resistance, and resistance to wind-driven rain. The most widely used underlayment is asphalt impregnated felt. The weight and specifications of the material should be sufficient to provide protection for the life of the roof.

What we recommend: The highest quality underlayment is HAL Industries D226 ASTM rated felt. It is twice as thick as 30 lb. felt used by other roofers. It is the thickest, strongest and most difficult to tear as well as the best at preventing leaks. Valentine Roofing always applies this high-quality underlayment.



The underlayment is a critical barrier that protects against leaks.



Secret #3: Gutter Edge Metal

The edge of the roof that is next to the gutter needs special protection. A strip of metal “flashing” is needed to protect the plywood.

How to do it right: A quality flashing at the gutter edge makes a big difference in reliability of your roof. The plywood next to the gutters is vulnerable to water saturation. Water that reaches the gutter can soak back up and result in moldy or rotting plywood on the eaves of your roof. To prevent this, gutter edge metal should be installed on every roof.

What we recommend: Valentine Roofing will always install a 26 gauge, corrosion-resistant, enamel-coated metal flashing in all places where the roof is joined by a gutter.



A corrosion resistant enamel coated metal strip is added to protect the bottom edge of the plywood sheathing.

Secret #4: New Roof Flashings

In addition to the gutter edge flashing, your roof has flashings at many other critical points. These include fireplaces, the valleys in the roof, around skylights, around plumbing vents and anywhere roof and siding meet.

How to do it right: A common practice of many roofers is to replace some but not all of your existing flashings. This is not recommended. Re-used roof flashings are prone to leakage, and detract from the finished appearance of the new roof.

What we recommend: To be sure of what your roofer will do, look for these flashings to be listed in the contract: valley, roof-to-wall, step (sidewall), chimney (especially if you have a brick chimney), plumbing vent (be sure these are solid lead with a lead cap), and skylights if you have them. Valentine Roofing will always replace all existing flashings with new flashings.



Old roof-to-wall flashings.



New roof-to-wall flashings.

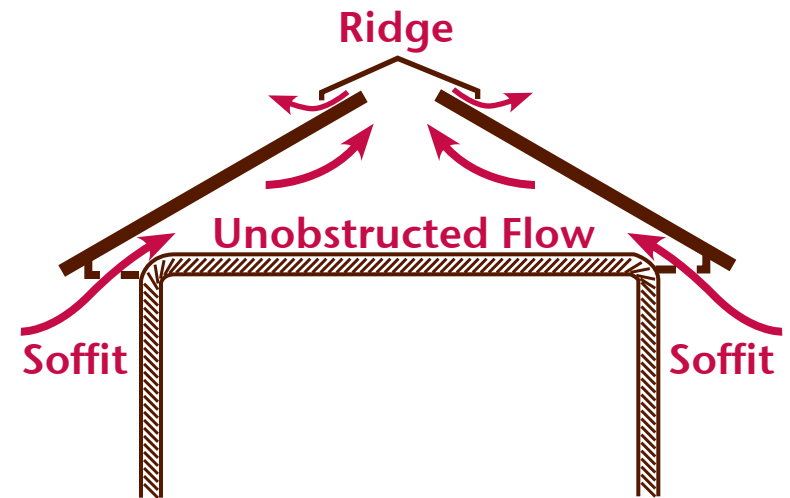
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Secret #5: Ridge Venting

Attic ventilation is an important part of every roof installation. The proper method of ensuring air flow in your attic is a ridge venting system. These are structures with molded-in air vents located under the ridge cap shingles. The system provides the desired airflow in the attic while maintaining watertight integrity.

How to do it right: If there isn't enough airflow in the attic, mold may grow and plywood may delaminate and rot. Box vents can provide attic ventilation, but are prone to leakage and are unsightly. A ridge vent system provides better airflow than box vents and will not leak. It also gives your home a higher profile and a more attractive look.

What we recommend: Valentine Roofing will install a ridge venting system with every new roof.



Valentine roofing will install a ridge venting system on your new roof.



Box vents, seen here, are unsightly and prone to leaks.

Your roof keeps you cozy and dry...

...but is understandably a part of the house you know little about. If you don't know much about roofing, you have plenty of company; especially when it comes time to talk to contractors about a new roof. How your contractor deals with these issues is an indication of his quality and workmanship.

We wrote this guide to help you understand your estimates from roofing contractors. You will probably be getting a number of bids and want to be sure the bidder is offering quality materials and workmanship.

There are five easy to understand things to look for. These are structural features and are more than cosmetic. Your roof is important. A contractor that takes shortcuts that result in leaks can expose you to much more expensive problems involving water damage inside your house.

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