

Still on the Edge? Here Are 4 Reasons Your Roof Needs a Makeover

Description

It is important for every homeowner to understand the importance of their roof and how it protects the home. It is also important to understand when the roof needs maintenance and proper repair to ensure it continues providing the intended benefits to the home. Find a roofing specialist in your area with simple search terms like [re roofing brisbane](#) or somewhere local to you to learn what maintenance your roof may need.

Even with the proper understanding of a home's roof, it can be difficult knowing when a new roof might be necessary. It's advisable to have a trustworthy business like a [roofing contractor in Denver](#) give you professional advice along with a reasonable quote. These four topics can help provide insight into the main reasons homeowners may want to give their roof a makeover and some of the benefits a makeover can provide.

Selling the Home

If planning to sell the home within the next couple of years, it may be a good idea to have the roof replaced. There are [roofing contractors](#) available that can help homeowners replace the roof on their home to get the home ready to sell.

Even if the roof is in relatively good shape, having it replaced before putting the house on the market can make it easier to sell. Potential buyers will be more confident in purchasing a house that does not need a new roof for the next 15-20 years or more.

Replacing the roof, especially if that replacement is tied with other updates around the home, such as new siding or gutters, can show potential buyers that the home was properly maintained. It can even help sellers get a better price from buyers looking for a home that does not need much work.

Remodeling the Home

Home remodeling can require various changes to the roof of the home. This is especially true if additions were made to the home. Extending a kitchen or adding a nursery may require expanding the roof. Many homeowners choose to simply roof the new area while leaving the old roof as it is.

This can look very strange, especially if the old part of the roof has become worn. The addition may even put extra strain on the old roofing materials. At this time, it may be a good idea to have the entire roof replaced. It can provide many benefits besides just helping the roof look uniform.

It never hurts to have a newer roof on the home. Replacing the entire roof ensures the whole area, and not just the new part, will last longer. It can provide continuity and easy scheduling of various repairs and replacements in the future. To get to this stage though, professionals who specialize in [Expert roof inspections and evaluations](#) may have to be contacted first.

Storm Damage

Storm damage is a major cause of the need for roof replacement. Whether it is a tree branch that has fallen through the roof or many shingles and roofing materials have blown away, replacement may be the best option.

Some homeowners may choose to patch the area that has been damaged by a storm. However, there could be areas that were affected by the storm but not noticed. A patch is often not as secure and protective as having a new roof installed. It may even leave the home vulnerable to further damage in the next storm.

In cases where a storm has caused damage to the roof, [homeowner's insurance](#) may help to cover the costs of this replacement. There are often deductibles and limits as to what the insurance company will cover, but storm damage to a roof is usually a covered item.

With homeowner's insurance assisting with the costs of the storm damage to the roof, it might be a good idea to take this opportunity to replace the entire roof. This can ensure the roof is providing complete protection when the next storm hits.

End of the Life of the Roof

A typical roof usually lasts at 15 to 20 years. No matter how well a homeowner cares for their roof, eventually, the materials will wear out and leave the home vulnerable to problems. When this occurs, it is important to have the roof replaced. However, it can be difficult to know when it is the right time.

One of the ways to check to see if it is [time for a roof replacement](#) is to inspect it from the inside. Taking a trip into the attic with a flashlight. The eaves and beams should all be inspected for any streaks or stains that could be a sign of a water leak. If the light is coming through, the roof definitely needs to be replaced.

Checking the shingles is another method for determining if it is time to replace the roof. Shingles should lie flat against the roof and still have the majority of their granules to provide the best protection for the home. If it seems that some of the shingles are bare, cracked, damaged, or pulling away from the roof, it may be a good idea to look into replacement.

Some early signs of issues with the shingles may even be found in the gutters or downspouts. Worn-out shingles will lose their granules. If there seem to be a lot of these granules in the gutters or regularly pouring out of the downspout, the shingles may have come to the end of their life.

Some other things homeowners can inspect to see how well their roof is doing is the flashing. The little areas around the vents, skylights, and chimneys are protected by flashing. If this flashing seems to be cracking or breaking, some roof repair or even replacement may be necessary.

Some major signs of a problem can include a drooping or sagging area of the roof. This is often due to moisture getting into the materials of the roof and causing them to rot. This rot created weaknesses that caused the roof to buckle under its own weight. Replacement is necessary and should be done soon to prevent further damage to the home.

Homeowners who are unable to perform these inspections themselves or are still unsure if they need a new roof can contact a professional roofer. These contractors have many years of experience and can quickly identify problems with a roof. The roofer will help homeowners determine if repairs or

replacement is the best option for their home.

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