



When to replace your roof

Whether you're planning to sell or remain in your home for quite some time, a roof's condition weighs significantly on the value of your home. A few simple criteria will help you determine if it's time to repair or replace.

How old is your roof?

Depending on the material, a normal roof's lifespan can range from 20 to 50+ years. Asphalt shingles generally last 20 to 30 years, wood shingles can remain intact for up to 40 years and newer synthetic materials usually have a life of 50 or more years. It is important to know the history of your home, when it was first built and when the roof was last replaced.

Has your neighborhood experienced any extreme weather conditions?

Heavy hail and powerful storms can rip a roof apart. Even if the shingles aren't terribly damaged, it is wise to get an inspection. Sometimes only a few shingles need to be replaced, but the effort will save the roof from even greater damage in the future.

Have your neighbors started replacing their roofs?

Generally all roofs in a neighborhood will begin wearing out at the same time. If you notice your neighbors beginning to upgrade their roofs, it's probably a good time to begin gathering quotes.

Aside from replacing an old roof to better protect your home from the elements, it is important to keep up with the value of comparable properties. A new roof can return up to 65% of the cost as value added to the home, and priceless peace of mind from the risk of leaks.

Does your home need a cosmetic upgrade?

Even if a roof has yet to reach the end of its lifespan, an outdated style or original architectural error may warrant a replacement. On a home for sale, an unsightly exterior is a serious deterrent for buyers. New shingles emphasize a home's soundness as shelter as well as its modernity.