

Advocate Construction receives thousands of calls from homeowners about their roofs and reviewing their condition. Here is a list of the most often-asked questions from our homeowners.

**1. Q: How often should I inspect my roof?**

At Advocate, we recommend inspecting your roof at least twice a year, ideally in the spring and fall. Additionally, after severe weather events like storms, it's essential to check for any damage.

**2. Q: What signs indicate I need a new roof?**

Advocate looks for signs that include missing or damaged shingles, bald spots on shingles, curling or buckling shingles, leaks or water stains on the ceiling, excessive granule loss in gutters, dents from hail, and visible structural sagging.

**3. Q: How long does a roof typically last?**

A great question: The lifespan of a roof depends on factors such as the material used, climate conditions, and maintenance. Generally, asphalt shingle roofs last 20 to 25 years. This can be shortened if there is severe weather.

**4. Q: Can I install a new roof over the existing one?**

Advocate warns against this - While installing a new roof over an existing one is possible; it's not recommended. One of the biggest concerns when considering going over an existing shingle roof is the additional weight on the frame. This additional weight can accelerate the wear of your framing.

**5. Q: How much will a new roof cost?**

At Advocate, we work with you and your insurance company. In most cases, you only pay your deductible if your insurance approves your roof. If you are not using insurance, the cost of a new roof depends on various factors, including the size, the material chosen, design complexity, and your location.

**6. Q: Is roof maintenance necessary, and what does it involve?**

Yes - Regular roof maintenance is crucial for its longevity. Maintenance may involve inspecting and cleaning gutters, removing debris, checking for leaks, and ensuring adequate attic ventilation.

**7. Q: Can I perform roof repairs myself?**

Hiring a professional roofer for repairs is generally recommended to ensure safety and proper installation and to avoid potential damage or warranty issues.

**8. Q: Should gutters be replaced if I re-roof?**

It depends on the condition of the gutter. If they were damaged by weather, we recommend replacing.

**9. Q: If there is damage to my substructure, is that included in the price?**

When the initial inspection is done, if damage is detected, an estimate is included. If the unseen damage is more substantial, the contractor will bring this to the homeowner's attention, and a change order is completed.

**10. How can I prevent ice dams on my roof?**

Proper insulation and ventilation in the attic are crucial to preventing ice dams.

