Kevin's Roofing Company

Introduction:

Welcome to the comprehensive knowledge of our Roofing Company's! This guide is designed to provide detailed insights, the underlying databases, and the overall workflow it follows to assist users in estimating and initiating roofing projects.

1. Purpose and Objectives:

The primary purpose is to offer users a seamless and automated process for estimating roofing project quotes. The key objectives include:

Collecting essential user information.

Calculating material costs.

Determining labor costs.

Incorporating additional project costs.

Calculating profit margins.

Generating a comprehensive project quote.

2. User Interaction:

The chatbot initiates user engagement by asking crucial questions, ensuring that all necessary information is gathered for accurate quote generation. Key user data collected includes:

Full name

Email address

Phone number

Roof size (in square feet)

Type of roofing material

Number of layers

Roof pitch

3. Roofing Quote Estimation Workflow:

The workflow is divided into several steps, ensuring a systematic approach to quote generation:

Step 1: Collect Roofing Details (5 min)

Gather information about the roofing project.

Step 2: Calculate Material Costs

Consider roofing material type and quality.

Include additional materials needed.

Account for waste factor.

Step 3: Determine Labor Costs

Evaluate roof complexity.

Determine the number of workers required.

Consider project duration and specialized skills needed.

Step 4: Include Additional Costs

Incorporate permits, licenses, dumpster rental, equipment rental, and insurance.

Step 5: Calculate Profit Margin

Determine desired profit margin based on market rates, competitor pricing, and business goals.

Step 6: Generate Quote

Combine all calculated costs and profit margin.

Provide a detailed breakdown for transparency.

Make sure to ask all the details above to generate a quote.

OUR SERVICES

Top-Rated Residential & Commercial Roofing Services

Your roof needs maintenance to last. Whether you own a residential or commercial property, you can put your full confidence in the team at Kevin's roofing, Inc. for all your roofing service needs. Rely on us for:

Roof inspections: Request a thorough assessment by our trained team for insurance purposes, peace of mind, energy efficiency, and safety.

Roof replacements: When the time comes to replace your old or severely damaged roof, you can trust Kevin's roofing, Inc. to provide excellent workmanship.

Emergency Roof Repair

When a storm knocks a tree or power line into your roof and leaves it in disrepair, it’s important to take action. Request emergency roof repair to place a tarp or similar covering over the damaged section of your roof to prevent further exposure to the elements.

A damaged roof leaves your home or business vulnerable to:

-Water damage

-Pests

-Wasted energy

-And a host of other problems

As long as it remains unrepaired, the damage and expense will worsen. Be sure to document what you can with pictures and inspect your roof for damage (safely from the ground).

Roofing Materials We Service

At Kevin Roofing, Inc., we provide a full selection of roofing services to residents and business owners. We can repair and replace a wide selection of roof types, including:

-Asphalt shingle roofing

One of the most common and versatile roofing is an asphalt shingle roof. It’s recognizable look is present in most neighborhoods, and it actually makes up four out of five roofs! This puts it ahead of other types of roof shingles (like tile shingles) and different kinds of roofs like a metal roof or slate roof.

Why is an asphalt shingle roof so popular?

Asphalt shingles are popular for many reasons, which we’ll cover below.

Benefits of asphalt shingle roofing

Cost – Roof repair cost or replacement can be high. However, asphalt shingles, unlike tile shingles, other types of roofing shingles, and metal roofing, asphalt shingles are cost-effective for your home project. They are relatively inexpensive, and they can save you money over other roofing materials.

Durability – Asphalt roof shingles have stayed popular not only because of their cost but also because they are durable. Most types of asphalt shingles are made from a fiberglass mat and can last between 20 and 30 years, depending on product choice, quality of installation, and weather conditions. They can survive most weather conditions like rain, heat, and water well. Where alternatively, wood shingles are more susceptible to mold when faced with rain and moisture. In addition, most asphalt fiberglass shingles carry a Class A fire rating.

Low Maintenance – Want a roof that doesn’t need much? With proper installation, asphalt shingles require very little maintenance. If faced with a storm or damage, roof shingles can most often be repaired or replaced easily. Often, the damage you see with asphalt shingles is when high winds blow them off. In those cases, they can be quickly assessed by a professional roofing contractor and replaced.

Versatility – When you choose asphalt shingles, you have a lot of options. From style and color to textures, it’s possible to achieve almost any look. You also get a more uniform appearance than you would from natural or man-made materials. They are durable and come in many different styles and colors. If there’s a roof look you like, share a photo with our team. Chances are, we have a product to match it.

Type of Asphalt Roof Shingles

AdobeStock 366612052

You may be surprised to learn that not all roofing shingles are alike, even when it comes to asphalt shingles. We’ll walk you through the different types of roof shingles and types of roof options on the market for your home:

3-tab shingles

3-tab asphalt shingles (also known as laminate shingles) are one of the most popular roofing materials you’ll find out there. 3 tab shingles cost less, are easy to install, and are lightweight (about half the weight of architectural shingles).

They’re made from fiberglass basemat varnished with a layer mineral granules. These shingles vs. others have a lot of benefits. They look like they are horizontal upon installation, and they have three tabs typically along the exposed layer (which gives them their name). Their aesthetic can’t match the look of other roofing options, such as wood shakes, metal roofing, and luxury items, but they’re great for their price, color options, durability, and more.

Dimensional Shingles

These asphalt dimensional shingles are the most popular choice according to recent history. And the main reason is that they are incredibly strong. That’s because they’re made from multiple shingle layers.

This roofing material isn’t the cheapest option, but it will provide one strong roof that can withstand most weather conditions and last up to thirty years. They also have plenty of color choices to match any look you desire. When you choose this type of roof, you will also get an unexpected benefit – a longer warranty option than a 3 tab shingles roof.

Luxury Asphalt Shingles

Here’s what you need to know about luxury shingles – they are more expensive and for a good reason. Luxury shingles can replicate the look of slate shingles or a wood shake roof at a fraction of the cost per square foot.

If your home has existing wood shakes and you need a roof replacement, luxury shingles might be a good option. One thing to consider is the extra weight of these unique shingles that a traditional wood shake would not have. These shingles are made with an asphalt blend, and they can be more than double the weight of three-tab shingles. Because of this weight, you get added protection from the weather elements – but you also need to know if your home can sustain the extra shingle burden. Talk to an expert before making any type of roof replacement decisions.

Slate Tiles

Unlike asphalt roofing, slate tiles are a natural product. They offer a beautiful and unique look and provide exceptional water and fire-proofing for your home.

No two slate shingles are alike, which means the cost is much higher per square foot than other options – like asphalt roofing. But, if the cost is not a factor, these roofing materials can last a decade!

Wood Shingles

Wood roof shingles give away their secret in the name – they’re made from wood! With a wood roof shingle option, you’ll have a one-of-a-kind look. No uniform roofing shingles here.

While the cost is typically higher than asphalt roofing shingles, they can last about the same length of time. One thing to consider before installing wood roof shingles is the weather in your area. A roof shingle made from wood can withstand bugs and pests well but is prone to mold or other complications that can arise from water and moisture.

Metal Roofing

If you’re considering metal roofing vs. roofing shingles, you’re not alone. Metal roofing often comes with a warranty that extends 30 years (sometimes a warranty extends 50 years), which is appealing if you like the metal roof look for your project.

Metal roofing is extremely durable (hence the warranty) and uses a standing seam type system. By properly using a standing seam, a metal roof can also provide unique style benefits and energy efficiency. Metal roofing can face damage from hail or falling limbs. While not initially the cheapest option, this product’s lifespan can put it ahead when considering the right roof for your project.

Roof shingles, metal roofing, slate shingles, and more provide plenty of options. If you’re not sure what shingle to use, our roofing company can help. We are happy to offer a free inspection, look at inspiration or a photo you’ve saved, and assess the best product for your home, budget, and long-term goal. We are qualified to install asphalt roofs, tile roofing, architectural shingles, and more. And we work with the best manufacturers, like Owens Corning, that offer multiple asphalt shingle styles for your project.

-Metal roofing

Benefits of Metal Roofing

Metal roofs offer a wealth of benefits for commercial and residential properties alike. With a metal roof, you’ll enjoy:

Long-lasting durability: You can expect your metal roof to last much longer than other materials.

Streamlined installation: Metal panels are much lighter than other roofing types, making them easier to handle and install.

Minimum roof pitch requirements: Regardless of the structure’s slope, you can install a metal roof.

Maximum protection against the elements: Metal roofs are ideal for all the rain and snow because they’re less likely to develop ice dams.

High energy efficiency: They’re reflective for minimal heat transfer to your attic.

Environmental friendliness: When it’s time to replace your roof, metal panels are 100% recyclable.

Moss- and fungus-proof: You won’t have to worry about mold, mildew, and the resulting damage from moss and fungus.

Fire resistance: Metal roofs are Class A fire-rated.

Types of Metal Roofs Kevin Roofing's Replaces & Repairs

Whether you’re looking for a metal roof for your commercial property or home, you’ve come to the right place.

To ensure we’re meeting your needs, your roofing contractors will measure your roof and review all the options available to you with a free estimate.

We install and replace numerous types of metal roofing, including:

aluminium roofing

Aluminum roof

standing seam roof

Standing seam metal roof

slate roofing

Metal shingles

corrugated metal roofing

Corrugated metal roof

copper roofing

Copper roof

aluminium roofing

Aluminum roof

standing seam roof

Standing seam metal roof

At Kevin Roofing, Inc., our roofing contractors use metal panels shaped by the manufacturer. They have ridges in the panel that create overlapping seams. This method, and options like a standing seam metal roof and fasteners, provide additional protection from the elements.

We also offer emergency roof repair if your metal roof has suffered severe storm damage and routine roof maintenance to keep your existing metal roof in good condition throughout its life span.

If you’re curious about which type of metal roofing is best for your property, call Kevin Roofing, Inc. at (555) 700-4747 or schedule a free, no-obligation inspection online.

New Metal Roof Installation Costs

While a metal roof might cost you more upfront, it’ll pay for itself over time through energy savings and reduced roof repair needs.

Depending on the type of metal roof you’d like to install, various costs affect the final price.

-Concrete tile roofing

We offer expert concrete tile roofing repair, installation & maintenance

Your roof is the first layer of defense on your home, which is why choosing a quality roofing material and maintaining it is so important. Many roofing materials on the market provide your home with protection, which may leave you wondering what to choose. If longevity and beauty matter, roofing tiles may be the way to go!

While not the least expensive option, tile roofs add an elegant, Mediterranean aesthetic and extra layer of protection to your home. Each tile is made from durable materials and placed in a way that protects your home for years to come. For those reasons and more, tile roofs are a popular choice for homeowners.

What is Tile Roofing?

Believe it or not, tile roofing was used first in Ancient China before spreading to other parts of the world. And the process today can include some of those original materials, such as fired clay, ceramic, and slate. Thanks to technology, newer materials are often available and add components like bitumen, metal, or concrete.

Regardless of the material, tile roofing is sustainable and offers an elegant appearance. It also gives homeowners a durable option, thanks to the longevity of quality roof tile. Although many people may think of the recognizable terra cotta tiles when they hear “roof tiles,” there are actually many different colors and shapes of tile available today.

Tiles typically require an expert for installation as they are unique and must be installed properly. The tiles are installed at the bottom of the roof first, followed by overlapping layers until the top is fully covered. Each layer must be secured appropriately and placed so that the pattern is seamless and protects the home sufficiently.

Types of Tile Roofing

Want to know more about tile roofing? Below is an explanation of the various types of tile roofing available. Each option comes with a unique look and benefit, from a clay roof to a concrete tile roof.

Concrete Roofing Tiles

Concrete roof tiles are typically a mix of sand and cement, along with water and a pigment (to determine color). The materials are mixed, molded, and heated together to form an extra solid layer of protection for your roof. These roofing tiles are heavier than other materials, and not all roofs can sustain the higher weight. Structural reinforcement might be an option if your home wasn’t built to support the heavy tiles. This should be discussed with an expert before moving ahead with an installation.

Concrete tiles range between $6 and $12 per square foot, which means they are more expensive than some alternatives on the market. You also don’t place tiles directly onto old roofing materials (like you can in some cases when replacing shingles), so the first step is typically to remove the old roof and prepare the roof area. Tiles must be installed in a specific pattern and are usually not an option for steeper slopes. It also requires an expert to ensure tiles are properly installed around roofing elements like chimneys and skylights.

Clay Tiles

These are similar to concrete tiles, with a few distinct differences. Clay tile typically costs more but can require less maintenance with proper installation. Clay roof tile is made from several earth minerals and is a natural material that, like concrete and ceramic roofing tiles, can withstand hail, high winds, hot weather, and other factors.

Clay tiles are usually installed in parallel rows on the roof. Every clay tile row overlaps the row below it, which helps it defray water and stay put in a high wind or severe weather situation. Clay roofs can last significantly longer than similar materials, sometimes more than 100 years.

Ceramic Tiles

These may be used interchangeably with clay tiles. Why? Because they start as clay tiles and are then mixed with additives before being shaped into a specific style – such as Spanish tiles. The clay roof tiles are hardened after they emerge from their molds and fire in a kiln to ensure their structure (and resistance to fire)! This process often creates the recognizable red and brown coloring of a tile roof system.

Typically, clay and ceramic roof tiles (and similar roof materials) will be treated with a glaze or sealant. This seal is one of the reasons roofing tiles offer such excellent protection from the elements. From clay and slate tiles to concrete tiles, these materials are no match for traditional asphalt shingles when it comes to longevity.

Pros and Cons of Tile Roofing

Curious if a tile roof makes sense for you? Now that we’ve explained some of the standard options, including concrete tiles, and ceramic tiles, let’s jump into the pros and cons of a tile roof in general.

Pros – Longevity

One of the biggest pros of clay tile and other tile roofing systems is their longevity and ability to withstand the elements. A new roof installed using shingles may last only ten or twenty years, while a roof structure that uses tile has the potential to last between 50 and 100 years.

Pros – Appearance

Another pro is the beautiful aesthetic these tiles add to a home or building. Spanish tiles are just the beginning. Thanks to tinted concrete and modern technology, homeowners can get the longevity of a roofing tile in many different colors or styles.

Pros – Energy Efficiency

Did you know that the shape of most tiles is what helps boost energy efficiency? The slight arch in clay tiles and concrete tiles allows airflow under the arches and ridge tiles. This feature provides insulation (keeping warm air in during the winter) and cool airflow during the summer months. While the initial investment of clay and concrete roof tiles is higher, the potential for savings over time is definitely a pro.

Pros – Eco Friendly

Many roof tiles are made with recyclable materials. That’s because they come from a natural source. This is unlike many synthetic options such as asphalt shingles.

There you have it – we’ve covered some of the primary reasons that homeowners may choose to invest in a concrete or clay roof tile. Now it’s time for the downsides. Keep reading to better understand the cons of this particular roofing material.

Cons – It Takes a Professional to Install tile roofing

Clay tiles, concrete tiles, ceramic tile – all of them must be carefully installed one by one to ensure proper appearance and proper functionality. The investment in roof tile is only worth it if you can keep it in place and functioning correctly for the long haul. From choosing the suitable underlayment material to understanding how to install tile overhangs, a proper drip edge, roof edge, and more, this is not a do-it-yourself roof system. Get any tile roof installed correctly by starting with a call to a roofing contractor who can assess your existing roof and structure before providing a free estimate.

Cons – Tiles are Fragile

This con goes hand in hand with a proper roof inspection and installing of any new tile roof. From slate tiles to terra cotta and clay, these materials can withstand the elements and protect your home if installed properly. This install type only occurs with special handling and prep work to ensure every individual piece is managed well. Damage can occur in transit, when stepped on or when not placed correctly, resulting in extra costs and potential leaks or damage to the home over time. The type of care each tile requires is unique and not something homeowners would expect with a traditional asphalt roofing option.

Cons – Maintenance

While tile roofs can last a long time, they require regular maintenance. Check with a professional roofing contractor to ensure you follow recommended guidelines for inspecting underlayment, roof deck, and the roof tiles themselves. While this type of roofing is considered a low maintenance option compared to alternatives, routine inspection can go a long way to ensure that you get the longest possible life out of your roof tile.

Cons – Cost

It should come as no surprise that a low maintenance, long-lasting, beautiful tile roof option isn’t the cheapest material on the market. Still, that being said, many roofing options come in lower than a tile roof. For that reason, it’s best to consider your budget and how long you intend to stay in your home before signing up for clay tile roofing – or other tile roofing option. You want to ensure you’ll get the benefit of your roof investment.

Cons – Weight

Stronger, in the case of tile roofs, means heavier. Clay tiles and other tiles are so heavy, in fact, that not all homes can accommodate the extra load on the structure. Adding tile atop a structure that can’t handle it is a recipe for disaster. The weight is one more reason you should talk to a professional contractor before you begin any project with clay tile or slate tiles. While you may be able to add additional support to your structure, this will add to the overall roof tile replacement cost and should be considered before moving forward.

How Much Does it Cost to Install a Tile Roof?

If you’re ready to move forward after reading the information above, your next question may be, “how much is a tile roof in my area?”. The type of material you choose affects the cost of any roofing project, but this is especially true when selecting from tiles roofs. No two tiles are exactly alike, but in general, the average cost is between $4 and $16 per square foot. This cost equates to $400 to $1,600 per square (or 100 square feet) when installed, which means that you may spend $20,000 to $30,000 for a clay roof.

In comparison, a roof that is replaced with asphalt shingles may be less than $10,000 on the low side.

The increased value is one positive that comes along with the tile replacement cost, besides the obvious protection for your home. All new roofing increases a home’s value, whether a new clay tile roof or tile of another type. Even asphalt roofing has been reported to improve a home’s appraisal value by more than 60% of the investment. This value means that when installing new roofing, you get the benefit today and in the future when you sell your home or property.

How Do I Know if Tile Roofing is Right For Me?

The best way to know if a clay tile roof (or tile roof of any kind) is right for you is to call a licensed professional in your area. The right type of roof depends on several factors, including your budget, the size and type of your home, the area you live in, and the time you plan to spend in your home.

Below is an explanation of how these factors may come into play when deciding on tile roofs.

Your Roofing Budget

When it comes to budget, not everyone has the funds upfront to replace their roofing. Like Kevin Roofing's, most professional roofing companies will offer financing options to help you cover the costs. That being said, it’s important that you don’t overspend on a clay roof or invest in something that doesn’t match the value of your home. Our professional team can help you evaluate the options and decide what’s best for your situation.

The Size and Type of Your Home

The size and type of your home may determine the type of roofing you can choose from. As we mentioned above, tile roofing is extremely heavy, and not all homes may be capable of sustaining that added weight. The size of the house will also determine the total cost, as does the type of structure. Steep roofs, the need for extensive ridge tiles, skylights, a long lower edge – all of these factors go into the cost of your roof, regardless of the material. It wouldn’t make sense to spend an excessive amount on a clay roof if it’s not in line with your home’s value or the best fit for your property.

Where You Live

Where you live also contributes to the type of roofing materials you can choose from. While a clay tile roof offers excellent protection in many environments, it may not be the best choice in extremely wet weather. Is your home in high wind regions, or do dense trees surround it? All of these factors impact your roofing and should be considered with a professional before deciding on tiles or other materials.

How Long You Plan to Stay in Your Home

If you are thinking about investing in clay tile roofing, or tiles of any kind, you probably already know they are an investment. You can often install a less expensive roofing material and still protect you from rain, high winds, and normal weather events. In fact, how long roofing lasts depends heavily on the type of material you choose. For that reason, clay for tile may not make sense for you if you plan to move from your home in the next few years. That’s because you typically won’t recoup the investment you make from clay tile and other tile roofs in the first few years. If you plan to stay in your home for more than a decade, clay roof tile may be a wise investment that pays dividends for many years to come.

-Flat roofing

Our flat roofing services include:

Residential Roof Installation

Industrial Roof Installation

Commercial Flat Roof Installation & Repair Services

Flat Roof Inspections, Maintenance & Repairs

Kevin Roofings offers services such as flat roof repair and maintenance and flat roof installations for commercial, industrial and residential customers. We have an experienced team of roofers who can help you select the right type of roof for your home or commercial building, or evaluate your existing flat roof to suggest the proper repairs.

As a family-owned and operated company, we pride ourselves on doing everything possible to keep our customers happy. We’re committed to consistent communication and high-quality services. Our flat roofing crew is available weekends and evenings for your convenience.

What Type of Flat Roof Should You Choose?

When it comes to flat roofing, homeowners have three options: Built-up roof (BUR), Modified bitumen roof and EPDM rubber membrane. Now let’s talk about the differences.

What Type of Flat Roof Should You Choose

For many homeowners, the cost is the main consideration when weighing their options for flat roofing materials. Most flat roofs can cost $250 to $350 per 100 square feet or $2.5 to $3.5 square feet.

Built-Up Roof (BUR)

Spray Polyurethane Foam (SPF) Roofing

The traditional hot-tar-and-gravel roof uses multiple layers of felt, paper, and gravel. Residential built-up flat roofs have one layer of felt, while high-quality commercial versions can have as many as four layers. It’s designed for flat or low slope roofs surfaces such as patios or accessory buildings.

The pros and cons of this type of roof include the following:

Pros: This type of roof is easy to install and repair. It’s designed for flat or low pitch surfaces making it a good option for commercial and residential applications. The materials are inexpensive, which makes this roof a cheaper alternative.

The cons of this type of roof include the following: This type of roof must be well-ventilated because they’re vulnerable to mold and mildew. If the gravel underneath becomes wet from ice melt or a leak, it can damage the roofing material itself; Asphalt and bitumen aren’t environmentally friendly.

So who is BUR best for? If you’re looking for a traditional flat roof that is easy to install and will keep cost low, this is the option for you.

Modified Bitumen Roof

Modified Bitumen Roof

This is also known as a modified asphalt roof. The materials are similar to the traditional built-up roof but without the additional layers of felt and paper. This flat roofing option is designed for commercial applications. The benefits of this type of roof include: This type of roof can withstand hail up to 1-inch in diameter; It resists damage from wind better than built-up roofs and has an excellent life span.

The pros and cons of this type of roof include the following:

Pros: This type of roof is easy to install and repair; It’s lightweight making it easier to transport and install; The material is eco-friendly and won’t harm the environment.

The cons of this type of roof include the following: This type of flat roofing tends to be more expensive than built-up roofing. Ice melting materials can damage it, which means that you’ll need a rubber roof membrane overlay to protect it against ice melt.

Rubber Membrane Roofing

Rubber Membrane Roofing

EPDM rubber roof is frequently used on commercial flat roofs because it resists wind damage, allows water to “breathe” through the material and actually deflects hail. This makes it an excellent choice for low-pitched surfaces such as a commercial patio or warehouse. The materials are lightweight and easy to install and repair. While rubber membrane is more expensive than the other types of flat roofing, it’s also an eco-friendly option that will last for years.

The pros and cons of this type of roof include the following:

Pros: This roof resists wind damage and allows water to “breathe” through the material; It’s a good option for low sloped roof surfaces; It’s lightweight, easy to install and repair.

The cons of this type of roof include the following: The material is more expensive than traditional asphalt or built-up roof. Because it’s made with rubber, ice melting materials can be harmful to it. This means that you’ll need a rubber roofing membrane overlay to protect it from ice melt.

So who is flat roof membrane roofing best for? If you’re looking for a long-lasting eco-friendly flat roof, this is an excellent choice.

PVC Roof

pvc roofing

PVC roofing offers top performance for a premium price. However, it’s a great option for your business if you live in an area where hail is common and quality flat roofing is important.

PVC flat roofs have been around since the 1970s; they were first used extensively on commercial buildings but are now also being found on residential applications such as patios, porches, or accessory buildings such as garages, sheds and pool houses.

The benefits of this type of roof include: This type of flat roofing is a good choice for buildings that are in high-wind areas; It’s an excellent option for areas where hail is common; The material is lightweight making it easy to transport and install; PVC roofs has several different looks to choose from. Speciality PVC also works well with a flat roof deck.

The pros and cons of this type of roof include the following:

Pros: This type of flat roofing is a good choice for high-wind areas; It’s an excellent option for areas where hail is common; PVC membrane has several different looks to choose from.

The cons of this type of roof include the following: PVC may not be the right choice for low-pitched roofs due to a lack of support structure; It’s more expensive than other flat roofing options.

So, who is PVC roofing best for? If you’re concerned about hail, this is an excellent option. If you live in a high-wind area, it’s also a good choice for your business.

Spray Polyurethane Foam (SPF) Roofing

Spray Polyurethane Foam (SPF) Roofing

SPF is a flat roofing option that’s been available for more than four decades. It was designed to be an alternative to commercial rubber membrane flat roofs and has several benefits including:

It’s an excellent choice if you want low-maintenance flat roofing; It resists wind damage, which makes it ideal for outdoor areas such as patios and warehouses; It’s lightweight and easy to install.

Spray foam also has several drawbacks including the following:

The material is more expensive than other flat roofing options; It may not be suitable for areas where high winds are common; Whether a roof made with spray foam will protect your home against hail depends on how thick the foam is. Spray foam roofs that are less than 1-inch thick offer little protection against hail damage while thicker flat roofs can withstand significant hailstorms.

Flat Roof Repairs

You can expect flat roof systems to last at least 15 years, however, you may need to do some maintenance during those 15 years. Repairing a flat roof is easier than replacing it. However, the longer you wait to repair your flat roof system, the more you’ll have to replace in order to get the job done properly.

The cost of repairs will vary depending on what needs to be repaired. Here are just a few examples of repairs that may be needed over time:

#1 Insulation problems

If your insulation becomes damaged or degraded, you’ll lose both energy efficiency and protection from outside elements such as water damage caused by rain or snow/ice buildup. A professional inspection and cleaning will allow you to determine if there’s a problem.

#2 Water leaks

Over time, it’s common for flat roofs to develop small leaks. When these small roof leaks aren’t repaired, they can damage the roofing and building materials used throughout your home or business.

#3 Improper installation

If your flat roof was installed correctly at first but didn’t have proper upkeep over the years, it could be damaged from exposure to extreme weather conditions. Windstorms and hail will likely occur in every region of the country at some point so even if you don’t experience storms regularly, you should consider taking steps now to protect the life expectancy of your flat roof system.

When a minor repair becomes necessary, you may want to consider doing the repairs on your own rather than replacing all of your flat roof systems. By closely inspecting your roof regularly, you can figure out exactly which parts of the roof are damaged and replace them as needed.

Residential Flat Roofing: Is It a Good Option?

If you’re looking for a flat roof system to use on your home, you have lots of options but not all are created equal. Here are four advantages of flat roofs over pitched roofs:

Fast and Cost-Effective Installation

In many cases, flat roof projects can be much quicker and therefore much less expensive than installing a roof that has several angles. It can also be easier to install because you don’t have to worry about adding additional framing or supports for the ceiling of your home.

Energy Efficient Use

If you live in an area that gets a lot of snow, flat roofs will help you use less energy to stay warm during the winter. And that’s because snow is less likely to pile up on flat roofs, you’ll have fewer energy costs from keeping your home warm.

Easy maintenance and inspections

With a flat roof, you can usually gain easy access to the top of your roof. That means it’s much simpler to maintain, inspect and repair your roof than it is on a pitched or sloped roofs.

Modern Aesthetics

A flat roof can give your home a cleaner, more modern appearance. In many cases, this type of roof will fit better with the style of the rest of your home’s architecture or design.

Professional Gutter Replacement & Repair

Protecting your home or business against roofing, foundation, and flooding damage means you need high-quality gutters and downspouts for effective drainage. When you need to replace or repair your gutters, we will ensure that they fit your home for maximum protection.

We work with high-end seamless aluminum and copper gutters for extended longevity, a beautiful appearance, and durability. We also install gutter guards to prevent ice and debris buildup, minimize maintenance needs, and maximize your gutter’s effectiveness.

Common Types of Roof Damage

Because your roof is exposed to the weather all year round, it’s important to know what the signs of a potential problem could be. Here are some common roof damages that you need to look out for:

roof leaks

Leaks: Any sudden change in your home, such as water stains on walls or ceilings can signify an issue with your roof. Exploring and solving these leaks is an important step in protecting your home from water damage.

cracked and torn shingles

Cracked shingles: A cracked or broken shingle can result in a leaky roof and you’ll need to address this issue as soon as possible before it becomes worse. They may also allow moisture under the surface of your shingles where they can freeze, expand, and eventually cause significant damage.

damaged flashing

Damaged flashing: This is a type of metal or rubber that covers up the joint where two roof surfaces meet, like at an eave or chimney vent. If your flashing has been damaged by water, wind, storms, ice dams, snow piles on roofs or tree branches nearby—we can repair or replace these areas.

moss growth

Moss growth: You may notice a green or black, algae-like substance on your roof. This is known as moss and it’s usually caused by moisture under the surface of your shingles. It can be difficult to remove this type of moss once it has grown in so you should contact us for professional help if you start to notice it on your roof.

ice dams

Snow and ice: Any snow or ice that accumulates on your roof can cause a problem with the weight. It will put an extra strain on your gutters, as well as disrupt water flow to fix leaks around parts of your home—such as near skylights, chimneys or vents for gas appliances like furnaces.

shingles curling

Shingle curling: This is caused by a buildup of moisture or air beneath the shingles and will cause them to curl up on themselves, raveling the edges. You’ll also notice that these curled shingles start lifting away from each other—creating an opportunity for water leakage in between them.

These are some common red flags to watch out for but you can see more common roof problems here.

Roof Maintenance and Roof Repair

Roof repair and roof maintenance go hand in hand, as good roof maintenance services will limit the scope of repair jobs. Minor tasks such as sealing leaks and replacing damaged shingles will preserve the life of your roof and maintain its quality. Additionally, it’s often possible to put off the major expense of total roof replacement by making small spot repairs as necessary.

Whether you need roof repairs or a full roof replacement, contact a professional roofer you can trust. Kevin Roofing's serves the Northern Virginia areas, providing roof replacements and repairs done by a certified, experienced team of roofers.

If you are experiencing problems with your roof, a thorough roof inspection, along with our residential or commercial roofing maintenance services, will give you the peace of mind of knowing that your roof is prepared to withstand any type of weather. Schedule a Free Repair Inspection

Roofing Emergency Needed? We’re Here to Help

Even excellent maintenance work can’t prevent roof damage that occurs because of severe weather and freak aKevin Roofing'sdents. Emergency roof repairs are often necessary when a building is exposed to high winds and impacts from falling trees.

Of course, some emergency roof repairs, including roof leak repair, can be avoided by preventative work such as roof snow removal to prevent ice damming and roof collapse due to snow loading. When emergency roof repairs are necessary, call Kevin Roofing's for a fast, effective solution.

Benefits of Roof Maintenance Plan

The type of roofing material creates different challenges for roof repair work. For example, asphalt shingles, wood shingles, concrete tiles, and clay tiles often have damage to individual shingles or tiles, meaning those pieces need replacement. Metal roofing systems generally come in much larger panels, so those are only replaced when spot repairs aren’t effective. Finally, flat roof repair is an entirely different process due to the rolled material and liquid waterproofing compounds.

Lifting Shingles on Chantilly roof

No matter what type of roof you have, having a roof maintenance program is very beneficial. There are several key reasons to perform consistent maintenance:

Prevent leaks, drafts, and other exterior problems

Stay aware of potential issues and fix them before they become major

Prevent expensive repairs in the future

Maintain appearance

By performing regular preventative maintenance, you can keep your roof in good condition and prolong its lifespan, saving you the hassle and expense of full roof replacement.

While roof maintenance is best done by a professional and authorized roofing contractor, building owners can also be helpful in ensuring a long-lasting roof. Here are some easy roof maintenance tips that building owners can carry out on their own:

Use a garden hose to clean off debris that accumulates on the existing roof system and clogged gutters

Check for moss or mold and remove from roof, interior and exterior walls, etc.

Trim off low hanging tree branches near the roof. This can help in case of a storm damage or high winds

Check your attic for leaks

Replace the chaulk around flashings as needed

Check for loose shingles, especially after the storm

Though simple these home maintenance tips are, they can go a long way to extend your roof’s life span.

ROOFING MATERIAL AVERAGE COST TO REPAIR

Flat / single-ply membrane $350 – $750

Asphalt shingles $450 – $825

Wood shakes / shingles $450 – $825

Metal $550 – $1,350

Slate $575 – $1,750

Clay / concrete tile $350 – $450 per damaged roofing square

TYPE OF REPAIR NEEDED TYPICAL COST FOR PROFESSIONAL REPAIR

Roof vent repair $75 – $3,000

Replace flashing for one fixture $185 – $300

Replace shingles $215 – $1,400

Skylight / chimney repair $250 – $1,350

Repair or replace soffit and fascia $300 – $1,500

Repair or replace roof trusses $325 – $5,450

Roof valley repair $400 – $1,250

Remove ice dams $400 – $2,000

Replace gutters $10 – $15 per linear foot; usually about $850 – $3,500 for all-new gutters

Fix sagging roof $875 – $2,500

Replace underlayment Starts at $60 per square (100 square feet) or $4 – $6 per square foot for smaller repairs

Labor Costs for Roofers

On top of the cost of materials, roofers will charge for labor, usually per-worker per-hour.

Your roofer’s hourly labor rate will depend on the quality of his or her work and years of experience, the cost of living in your city, and the type of work to be done.

Nationally, roofing contractors will usually charge between $35 and $90 per hour for repairs. Labor makes up a significant percentage of your total project cost.

Emergency Roof Repair Costs

After a hurricane, tornado, hail storm, or other severe weather, many roofs will need immediate attention. High winds and flying debris often cause leaks or other problems that require an urgent fix. You don’t want to sit in a puddle in your living room for days or risk exposing your home to wild animals for long periods of time.

Because roofers will be in high demand in your area after a storm, you should expect to pay more for a repair. To figure out how much your specific emergency roof repair would cost, estimate what the cost would be at a normal time and add $100 to $300.

EQUIPMENT / MATERIALS AVERAGE COST

Adhesive sealant $9

Flat pry-bar $15

Flashing material $20 per fixture

Roofing nails $21 per pack

Asphalt shingles $30 per bundle

Roofing hammer $34

Roofing nail gun $176

Ladder $158