

Misconceptions And Reality About Roof Repair

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It's a rough job to repair a roof, but that doesn't mean you should take the easy option or make ill-informed decisions. The roof of your home protects you and your family from the elements of the outdoors, and a damaged or deteriorating roof can leave your home susceptible to leaks, drafts or pests. To ensure you take the best possible care of your property, it's important to dispel a few misconceptions about roof repair and maintenance.

MISCONCEPTION 1: IF MY ROOF WERE DAMAGED, I WOULD KNOW.

You would be able to recognize a damaged roof, wouldn't you? Shingles would be visibly deteriorated or even missing, signaling to you that it's time to hire someone to fix the problem. Unfortunately, that's not

always the case. Shingle damage, such as diminished sealing and brittleness, isn't always something you can see, and the damage will only be more extensive and expensive the longer you wait.

MISCONCEPTION 2: I CAN MAINTAIN AND REPAIR MY ROOF MYSELF, OR I HAVE A FRIEND WHO CAN.

Climbing up on your roof to locate the source can be inefficient at best and dangerous at worst. Even the best materials available from the hardware store won't be of the quality you need for long-term maintenance. And an unlicensed handyman can leave you liable. A reliable roofing contractor carries the proper insurance as required by law, but if an unlicensed worker is injured on your property, you will have to cover the medical costs.

MISCONCEPTION 3: I HAVE A LIFETIME WARRANTY, SO I'M FINE.

A lifetime warranty on a roof could be voided by lack of regular upkeep

or by errors made by an uncertified contractor, however friendly or well intentioned he might have been.

MISCONCEPTION 4: SERVICE IS SERVICE, SO I'LL GO WITH THE CONTRACTOR WHO HAS THE BEST RATE.

As with anything else, you will get what you pay for. If a roofing contractor is much cheaper than the competition, it might be because he is cutting expenses elsewhere. Similarly, though a roofing company might reasonably ask for a deposit at the beginning of the job, you should be apprehensive of any contractor who wants full payment in advance — it might be because he doesn't have the financial stability to buy materials or pay workers. You want to ensure that you have a reputable, stable, licensed contractor working on your roof.

MISCONCEPTION 5: THE PRICE MY CONTRACTOR STATES IN THE BEGINNING WILL BE WHAT I PAY.

Always get a written estimate before signing a contract; otherwise,

you could deal with unexpected expenses. The contract should state that you must approve any charges that exceed the estimate.

MISCONCEPTION 6: I'LL BE FINE HIRING A CONTRACTOR WHO'S BASED 15 MILES AWAY AS LONG AS MY HOME IS WITHIN HIS COVERAGE AREA.

The closer a contractor is to your home, the more important it is that he uphold his reputation and credibility. A local contractor is easier to contact if there is a problem after the job is complete or if you need immediate attention.

Finding a reliable roofing contractor is of the utmost importance in maintaining your home. Landmark Roofing is located in the heart of Severna Park and is staffed by people who live here, work here and plan to be here for a long time. Landmark Roofing is located at 540 Baltimore-Annapolis Boulevard, suite 3. For more information, call 443-223-7453 or visit www.remodelwithlandmark.com.

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