



**ROOFING PRICES  
CAN BE AS  
DIFFERENT AS  
THE WEATHER!**

**Sears**  
Home Services



# CUTTING CORNERS CAN MEAN LOWER PRICES

*Some contractors lower their prices by using inferior materials or by reducing the steps of a quality installation. One popular way to reduce cost is to do a “roof over”. A “roof over” is when the current shingles are not removed and the new roof is installed over the existing one. It is not worth it for Sears to risk our valued relationship with our customers, just to offer a lower priced solution. The potential problems outweigh the benefits!*

## SHOULD YOU CONSIDER A “ROOF OVER?”

### PRO's

1. Less expensive
2. Less Time
3. No disposal costs

### CON's

1. May reduce the life of new shingles due to heat build up
2. Traps in moisture problems can increase algae and mold
3. Covers other roofing concerns such as rotten decking
4. Weakens the ability to identify where the root cause of problems are located on the existing roof
5. In some cases may void the shingle warranty
6. Costs more the next time you need a new roof, Doubles the tear off and disposal fee
7. It may be against code requirements
8. Promotes 'nail through' which voids the manufacturer's warranty and constitutes improper installation
9. Excess weight can damage the structural integrity of the home

### What questions should be asked when an estimate is significantly lower?

Does your contractor have insurance?

Are the workers covered by workman's compensation?

Are they going to tear off the existing roof or 'roof over'?

What materials are they using?

What underlayment are they going to use?

Does the estimate include new drip edge, replacement of rotten wood, weather shield, new flashing ?

### Do I have to use the contractor my insurance company recommends?

You may request cash out and you may apply these funds to the roofing contractor of choice.

**The below are some helpful links to sites that can answer many of your questions and concerns.**

<http://www.nrca.net/consumer/fyi.aspx>

<http://www.nrca.net/consumer/faq.aspx>

<http://ezinearticles.com/?Roofing---What-to-Look-For-in-a-Contractor&id=4538706>

<http://roofing.owenscorning.com/homeowner/thingsyoushouldknow/contractor-checklist.aspx>