



VOLPE
ENTERPRISES, INC.
Complete Home Renovations

THE HOMEOWNER'S GUIDE

The Roof Replacement Guide

How to know when it's time, what goes into a quality roof, and how to plan your replacement, built for homeowners in Montgomery, Chester, and Bucks Counties.



SECTION 1

Signs It's Time to Replace Your Roof

Most roofs give plenty of warning before they fail. If you notice more than one of these signs, it's worth having a professional take a close look.

From the Ground

- Curling, cupping, or cracked shingles
- Bald spots where granules have worn away
- Missing shingles after wind or storms
- A sagging or uneven roofline
- Dark streaks or moss in shaded areas

From Inside

- Water stains on ceilings or upper walls
- Daylight visible through attic boards
- Damp insulation or a musty attic smell
- Granules collecting in your gutters
- Rising heating and cooling bills

Age matters too. Most asphalt shingle roofs in Southeastern PA last 20 to 30 years. If yours is approaching that range, plan ahead instead of waiting for a leak.

SECTION 2

Repair or Replace?

Not every problem calls for a new roof. Here's how to tell the difference.

Situation	Usually a Repair	Usually a Replacement
Damage Area	Isolated to a small section	Spread across multiple slopes
Roof Age	Well within its expected life	Near or past its expected life
Leaks	One leak with a clear source	Repeat leaks or several problem areas
Decking	Solid and dry	Soft, rotted, or sagging
Past Repairs	First repair	Repairs keep adding up



SECTION 3

What Goes Into a Quality Roof

Shingles are only the part you see. A long-lasting roof is a complete system, and every layer has a job.

Component	What It Does
Roof Decking	The wood base everything attaches to. Damaged sections are replaced during tear-off.
Ice and Water Shield	A waterproof membrane at eaves, valleys, and penetrations, where ice dams and runoff hit hardest.
Underlayment	A secondary water barrier across the full roof deck, beneath the shingles.
Flashing	Metal that seals chimneys, walls, skylights, and valleys, the most common leak points.
Ventilation	Intake and exhaust vents that keep the attic dry and help shingles last.
Shingles	Your roof's outer layer and the part that defines its look.

SECTION 4

Choosing Your Shingles: Landmark vs. Landmark PRO

Volpe Enterprises installs CertainTeed shingles. Two of the most popular choices are Landmark and Landmark PRO, both architectural shingles with a dimensional look.

CertainTeed Landmark

- Dependable architectural shingle
- Classic dimensional appearance
- Wide range of colors
- A strong fit for most homes

CertainTeed Landmark PRO

- Heavier, thicker premium construction
- Deeper shadow lines and richer color blends
- Higher wind resistance rating
- Built for homeowners who want the upgrade

Ask about warranties. Manufacturer and workmanship coverage depends on the product and installation. Your estimate spells out exactly what's included for your roof.



SECTION 5

Timing Your Roof Replacement

Roofs can be replaced in most seasons in Southeastern PA, but planning ahead gives you more control over scheduling and materials.

Season	What to Know
Spring	A popular time once temperatures rise. Schedules fill quickly.
Summer	Long days and dry weather, with crews working around heat and storms.
Fall	Mild temperatures help shingles seal, and your home is protected before winter.
Winter	Possible on milder days, best reserved for urgent replacements.

Don't wait for a leak. Replacing on your schedule, not in an emergency, gives you time to compare options, plan financing, and pick the shingle color you really want.

SECTION 6

What to Expect on Installation Day

Most full replacements on a typical home are completed in a day or two, depending on size, weather, and decking condition.

- 1 Preparation:** we protect landscaping, siding, and driveways before work begins.
- 2 Tear-off:** old shingles and underlayment are removed down to the decking.
- 3 Decking check:** damaged boards are identified and replaced.
- 4 Protection layers:** ice and water shield, underlayment, drip edge, and flashing go on.
- 5 Shingles and ventilation:** new shingles, ridge caps, and vents are installed.
- 6 Cleanup and walkthrough:** a magnetic sweep for nails, then a final review with you.



SECTION 7

Planning Your Investment

Every roof is different, so the most accurate way to plan is an on-site estimate. These factors shape the scope of a replacement.

Your Roof

- Size and number of slopes
- Pitch and how steep the roof is
- Chimneys, skylights, and valleys
- Decking condition after tear-off

Your Choices

- Shingle line and color
- Ventilation upgrades
- Gutter replacement at the same time
- Financing options with approved credit

Financing is available. Volpe Enterprises offers special financing on qualifying projects with approved credit, so a new roof doesn't have to wait. Visit govolpe.com/special-offers for current options.

SECTION 8

Questions to Ask Before You Hire a Roofer

The right contractor matters as much as the right shingle. Use this list to compare your options.

- ☐ **Registration:** Are you registered as a home improvement contractor with the PA Attorney General's office?
- ☐ **Insurance:** Do you carry liability and workers' compensation coverage?
- ☐ **Experience:** How long have you been replacing roofs in my area?
- ☐ **Materials:** Which shingle manufacturer do you install, and why?
- ☐ **Warranty:** What manufacturer and workmanship warranties come with my roof?
- ☐ **Permits:** Will you handle any permits my township requires?
- ☐ **Cleanup:** How do you protect my property and clean up afterward?

NEXT STEP

Ready to See What Your Roof Needs?

A guide gives you the general picture. A Free Roof Estimate gives you the exact one. Our team will assess your roof's condition, size, and pitch, then walk you through your options.

Schedule Your Free Roof Estimate

Call (610) 539-6730 or visit govolpe.com. No obligation.

Local Since 1970

Serving homeowners across Southeastern PA from three local offices.

CertainTeed Shingles

Quality roofing systems installed by an experienced team.

Financing Available

Special financing on qualifying projects with approved credit.

CONTACT

(610) 539-6730
info@volpeenterprises.com
govolpe.com

OFFICES

217 Church Rd, Suite A, North Wales, PA
52 Lancaster Ave, Malvern, PA
3238 W. Germantown Pike, Norristown, PA

SERVICE AREAS

Montgomery County
Chester County
Bucks County