



Every homeowner deserves to know whether it's time to repair a simple leak or replace the whole roof.



6 QUICK TIPS

Should I Repair Or Replace My Roof?



The Roofing Repair Roadmap

There's nothing quite like the feeling of discovering an ugly water stain or a patch of missing shingles.

I've had the honor of walking hundreds of families through one of the most intimidating parts of homeownership.

It's easy to panic or just feel plain overwhelmed at the thought of getting it fixed.

Every homeowner deserves to know whether it's time to repair a simple leak or replace the whole roof. It hardly ever feels that simple though. Partnering with a reputable contractor will help you navigate the process and restore your peace of mind.

Let's cut through the stress of deciding to either repair or replace your roof.

That's exactly why I created this guide. It will serve as a resource to help transform a damaged house back into the cozy home you love.



DJ Ficken
Owner, **FM Exteriors**



This guide will help you gather the information you'll need to make the right decision, saving you time, stress, and money.

Feel free to print this guide and use a pen or pencil to fill in the blanks.

1 Your Current Roof's Age

2 Number of Leaks

3 Moving Soon?

4 Storm Damage

5 Evaluating Existing Warranties That Can Save You Money

6 Inspect The Damage And Gather Photos



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Your Current Roof's Age

The age of your roof is one of the most important factors when considering to either repair or replace it. Most architectural shingles have a lifespan of 17-22 years. As you can imagine, replacing an older roof is often more prudent given that it's already reaching the end of its life expectancy.



PRO TIP: Shingle prices are routinely rising at 10% each year. Make sure to factor this increased cost into your decision-making process using this simple equation.

Quoted Shingle Cost + 10% Increase For Each Year You Wait = Revised Cost of Waiting

Example: A quoted shingle cost of \$1.50 ft² could easily increase by 16% or more for homeowners who delay their roof project 5 years.





Number of Leaks

A relatively new roof suffering from a single leak often equals a recipe for a straight forward repair. Many homeowners, however, find multiple leaks or have to address multiple rounds of these repairs in a short period of time. This is an indication that you may need to consider a full roof replacement. Navigating these issues can feel overwhelming so lean on your trusted, licensed roofer to help you make the best decision.



PRO TIP: Use this simple checklist to record all of your leaks and easily reference during your contractor's consultation.

My Leak Checklist:

List the Locations of Your Leaks:

_____	_____
_____	_____
_____	_____

I have too many to count!





Moving Soon?

If your roof is in good condition and you are preparing to sell your home soon, repairing a leak may be a wise choice. This will ensure any issues are addressed, the new homeowners are satisfied, and you receive the best value for your home.



PRO TIP: Utilize the expertise of your licensed roofing contractor to assess the remaining life expectancy of your home's roof.

Consult your roofing expert and record notes on your home's remaining life expectancy here:



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Storm Damage

Storm damage can be a game-changer when deciding to repair or replace your roof. Hail is an insurable loss that is almost impossible to see from the ground. Use your trusted, licensed roofer's experience to inspect your roof and provide detailed photos for a possible insurance claim.



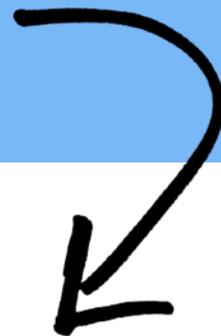
PRO TIP: Our area is prime territory for storm and hail damage. That's why we created an entire resource to walk you through addressing this problem.



Download our full guide called

9 Things To Know When Filing A Hail Claim On Your Home.

fmexteriorsstl.com/storm-guide



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Evaluate Existing Warranties That Can Save You Money

Finding a leak in your home is a frustrating experience. Before jumping to the worst-case scenario, don't forget to evaluate any shingle warranties that may still be actively covering your house. Realizing that a warranty will solve your problem is like finding that \$20 bill you left in your coat pocket last winter!



PRO TIP: Most manufacturer warranties are pro-rated. Every company has its own set of rules regarding labor, materials, disposal, and more. If you don't have your original paperwork, call the company directly or search their website for more information.

Document your manufacturer warranty details here for easy reference.



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Inspect The Damage and Gather Photos

Trustworthy licensed roofers will work with you to inspect the damage and offer a free assessment. They will help you evaluate the best course of action to make an informed decision.



PRO TIP: When assessing the damage together, ask your roofing contractor to capture photos and provide them to you. This ensures you know exactly what areas need to be addressed and how to best accomplish the work.



I have gathered photos and descriptions of the damaged areas.

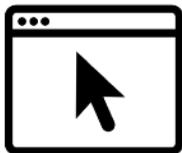


Schedule An Appointment

Dealing with a leaky roof can feel like a pain. Between work, family, and other commitments, people today are busier than ever. This means when life hands you a damaged roof, you need it resolved stress-free.

We have worked with thousands of homeowners like you. Over the last twenty years, we've seen homes become places they love again. Whether you think your home needs a simple leak fixed or you're worried it may be a bit more serious, please contact my team. We will schedule a free appointment to assess the damage and help you make an informed decision.

Having a reputable contractor you can trust is something every person deserves. Stop worrying about the extent of damage to your home and get your peace of mind back.



Schedule An Appointment:
fmexteriorsstl.com



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*“FM Exteriors gave us peace of mind
that everything was going to be
taken care of.”*



Shawn and Erin
St Louis Home Owner