

Free Roof Replacement Guide

Attention Homeowners in
New Hampshire, Massachusetts & Maine



- **Save Time**
- **Save Money**
- **Avoid Mistakes**
- **Get Pricing You Can Trust**

LEARN ABOUT



Inspections



Contractors



Roof Systems



Materials



Pricing



Checklists

WHAT'S INSIDE THIS GUIDE

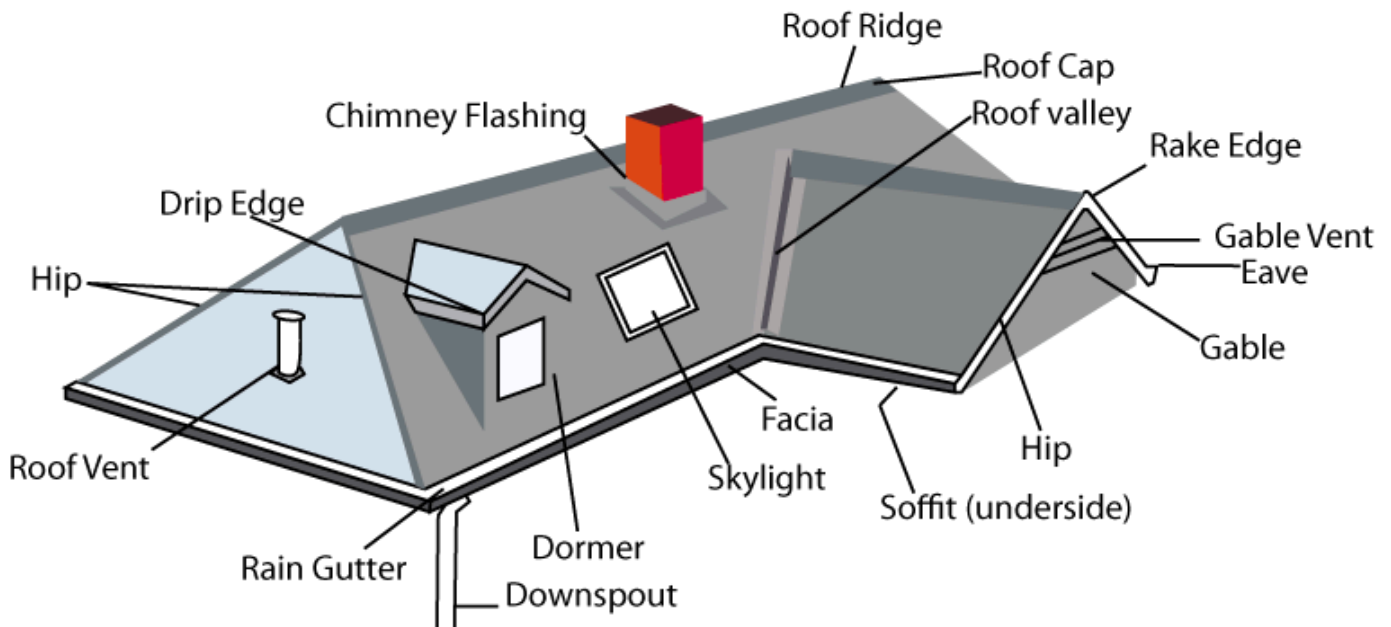
This is your step-by-step guide to roof systems, inspections, materials, pricing & choosing the right roofer.



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| 01 | Know Your Roof |
| 02 | Roof Inspections |
| 03 | Hire the Right Roofer |
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KNOW YOUR ROOF

Your roof is more than shingles—it's a complete system of decking, underlayment, flashing, ventilation, and edges that work together to protect your home. Here are a few of the key parts to know. Click to this [roof glossary](#) for more terms and definitions.



Rake Edge & Drip Edge

The rake edge protects and finishes the sloped sides of the roof, while the drip edge is a metal flashing that directs water away from the fascia and into the gutters to prevent rot.

Roof Ridge & Roof Cap

A roof ridge is the top line where two sloping roof sections meet, while a roof cap covers and seals this joint to protect against leaks and improve ventilation.

Roof, Soffit & Gable Vents

Roof, soffit, and gable vents work together to circulate air through the attic, reducing heat and moisture that can damage shingles, insulation, and the roof.

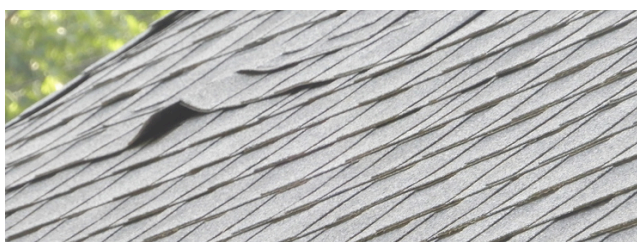
Flashing & Fascia

The fascia is the trim board along the roof edge that shields the rafters and supports the gutters, while flashing is thin metal installed around chimneys, vents, and valleys to keep water from seeping into vulnerable areas.



ROOF INSPECTION

Roof inspections are best scheduled in the spring, after the harsh winter snow, or in the fall, following the summer heat and heavy rains. You may notice obvious issues, but many problems can remain hidden. A professional inspection ensures nothing is overlooked and provides a clear estimate of potential repair costs.



Curling Shingles



Wind Damage



Pooled Water



Blocked Gutters



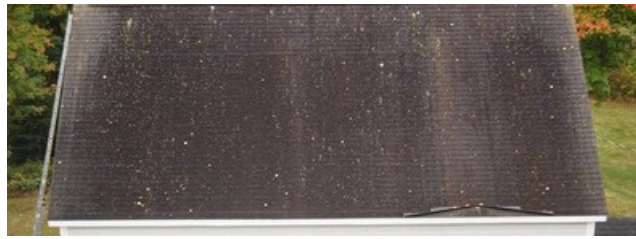
Moss, Algae & Lichen



Roof Punctures



Water Damage



Roof Over 15 Years Old

HIRE THE RIGHT ROOFER

The right contractor makes all the difference. You can avoid costly mistakes by asking the right questions. Here are the top five questions to ask when comparing roofers.



1 How long have you been in the roofing business?

A roofing company with years of experience will likely have relationships with the local municipal offices and have a better understanding of local building codes, materials, and techniques. They are also more equipped to handle unexpected issues, like roof rot or improper roof ventilation.

2 Can you provide proof of insurance?

Some contractors don't have workers' compensation insurance, which means that injuries sustained by employees working on your home could result in no compensation at all from them or their company. Always ask a contractor to verify their insurance.

3 What warranties and guarantees do you offer?

A warranty covers the roofing materials for a set time (usually 10–25 years). A guarantee means the contractor will correct installation work at no cost. Always ask your roofer if they offer a warranty or guarantee, and request proof, terms, and any certifications before starting the project.

4 How long will the roof replacement take?

Most roofs can be replaced in a day or two. Roof replacement time varies by size, pitch, materials, and complexity. Check the estimated timeline and any conditions in your proposal, including weather delays.

5 What's included in your proposal?

When reviewing a roofing estimate, ask what is included, such as materials, labor, warranties, disposal, cleanup, permits and any potential additional costs, to ensure there are no surprises later.



ROOF MATERIALS

Every material has trade-offs in cost, style, and lifespan. Choose what fits your budget and home design. Here are the top four roofing materials for homes in New Hampshire, Massachusetts & Maine.

ASPHALT SHINGLE



Pros

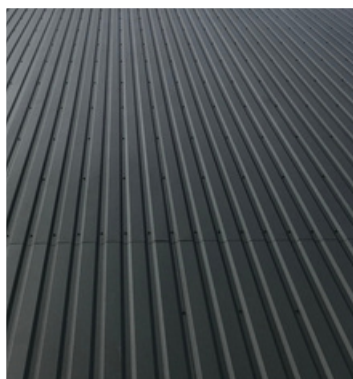
Popular

- Lasts 20–25 years
- Affordable
- Easy to install
- Many styles & colors
- Lifetime warranties

Cons

- Shorter lifespan
- Can fade or crack
- Vulnerable to winds
- Prone to algae/moss

METAL



Pros

Modern

- Lasts 40–70 years
- Lightweight
- Fire-resistant
- Energy-efficient

Cons

- Higher upfront cost
- Noisy in rain
- Limited colors
- Can dent

SLATE



Pros

- Elegant appearance
- Last up to 100 years
- Fireproof
- Low maintenance
- Synthetic options

Cons

- Very heavy
- Expensive
- Special skillset

CEDAR SHAKE



Pros

- Natural beauty
- Good insulation
- Eco-friendly
- Ages gracefully

Cons

- High maintenance
- Fire risk (unless treated)
- Shorter lifespan
- Expensive
- Special skillset



PRICE CONSIDERATIONS

Roof pricing is determined by several factors below. To get a quote tailored to your home, use this [free online roof calculator](#).

Market Conditions

Fluctuations in material costs and supply can impact your total roofing price.



Roof Size

Larger roofs require more materials, labor, and disposal increasing overall cost.



Roof Complexity

Steep pitches, skylights, materials and multiple levels make installation harder and more expensive.



Labor Rates

Experienced crews charge more, but ensure quality work and timely replacement.



Materials

The type and quality of roofing materials directly affect price. Asphalt shingles cost less than metal, slate or cedar roofs.



Permits & Licensing

Local permits and licensed contractors ensure safety, legal compliance, and minimal extra cost.

NOTICE
RESERVED STREET SPACE FOR BUILDING OPERATIONS AT

BUILDING PERMIT # _____
DPW PERMIT # _____ VALID _____ TO _____
☐ DAY USE ONLY (7:00AM - 6:00PM) ☐ DAY/NIGHT (24 HOURS) ☐ OTHER
MAX STREET FRONTAGE OF _____ LINEAR FEET

CONTRACTOR _____
TELEPHONE _____

TO REPORT VIOLATIONS CONTACT THE DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET USE AND MAPPING
PUBLIC WORKS CODE ARTICLE 15 SECTION 724

PRICE RANGES

This chart provides price ranges for the installed cost of the most popular roofing materials in New England. Costs are shown per "square" (100 square feet). The Total Estimated Cost column uses an average 2,000 sq. ft. roof (20 squares) for comparison.



Material	Cost Installed Per Square	Estimated Total Cost	Lifespan
Asphalt Shingles	\$450 to \$1,800	\$9,000 to \$36,000	20–30 years
Cedar Shake/Shingle	\$800 to \$2,500	\$16,000 to \$50,000	20–40 years
Metal Roofing	\$700 to \$4,000+	\$14,000 to \$80,000+	40–70 years
Slate Roofing	\$1,500 to \$4,000+	\$30,000 to \$80,000+	75–100+ years

IMPACT ON HOME VALUE

Replacing your asphalt shingle roof offers an immediate, positive impact on your home. It boosts curb appeal and provides peace of mind for you and any potential buyer. Additionally, the [Remodeling 2025 Cost vs. Value Report](#) indicates that New England homeowners can expect to recoup 62.6% of the roof cost when they sell their home.



62.6%

ASPHALT SHINGLE ROOF



92.7%

VINYL SIDING



71.2%

VINYL WINDOWS



182.9%

STEEL DOOR



95.8%

COMPOSITE DECK



REPLACEMENT CHECKLIST

Here's a simple checklist to help you plan your roof replacement, complete with links to relevant articles, calculators, and resources to inform your decision.

Understand Your Roof

- ☐ Learn all the key components of your [roofing system](#).
 - ☐ Know the style and age of your roof.
 - ☐ Review roofing options for your home.
-

Selecting a Roof

- ☐ Compare the [roofing materials](#) and styles for your home.
 - ☐ Review [costs](#), timing, and return-on-investment details.
 - ☐ Ask these [10 key questions](#) when evaluating roofers.
-

Hiring the Right Roofing Contractor

- ☐ Compare at least [three estimates](#) before hiring.
- ☐ Verify [warranties](#) and guarantees.
- ☐ Ask about rebates, financing, and [tax credits](#).
- ☐ [Refer](#) friends and family to good roofers!



THE REFINED DIFFERENCE

Refined Home Services is a fourth-generation roofing and exterior renovations company serving New Hampshire, Massachusetts, and Maine. Our team has the industry knowledge and local experience you can trust.

Our Team

We are professionals dedicated to putting customers first by treating every project as an opportunity to build lasting relationships with homeowners. You can rely on us for dependable service that delivers peace of mind, every time.

Our Vision

To be the one contractor for all your home needs.

Our Mission

To simplify homeowners' lives by offering a range of roofing and exterior renovation services.

Our Services

- | | | |
|-----------|-----------|-------------|
| ★ Roofing | ★ Windows | ★ Solar |
| ★ Repairs | ★ Doors | ★ Dumpsters |
| ★ Siding | ★ Decks | ★ Disposal |



Our Values



Safety

Our top priority is ensuring the safety and well-being of every individual on site.



Honesty

Transparency is the cornerstone of our interactions, building trust at every level.



Quality

We deliver quality by blending product innovation with timeless craftsmanship.



Communication

Communication is at the heart of everything we do internally and externally.



Professionalism

We hold ourselves responsible for our actions and always act professionally.



Teamwork

We work as a team on every project and guarantee customer satisfaction.



ROOFING SERVICES

We are a fourth-generation roofing company serving homeowners in New Hampshire, Massachusetts, and Maine. Our team of professionals, with us from the beginning, is licensed, insured, and certified in the best roofing products. We offer lifetime warranties and guaranteed satisfaction on all new roofs.



Our Expertise



Roof Inspection

Conducting thorough roof inspections to assess the condition of your roof and identify any issues.



Leak Detection and Repair

From fixing leaks and damaged shingles, to general wear and tear we deliver a leak-free roof.



Roof Replacement

Replacing old or damaged roofs to ensure your home's integrity and protect against weather elements.



Flashing Repair

Fixing or replacing damaged flashing around roof penetrations, such as chimneys, vents, and skylights, to prevent leaks.



New Roof Installation

Installing new roofs prioritizing durability, energy efficiency, and long-term protection.



Roof Ventilation Installation

Installing ventilation systems to regulate temperature and moisture in the attic, extending the life of your roof.





EXTERIOR SERVICES

Enhance your home's beauty, functionality, and value with exterior renovation solutions from Refined Home Services. We partner with industry-leading brands to provide energy-efficient and durable products that last a lifetime.



Our Expertise



Siding

Expert siding replacement to increase curb appeal, lower your energy bills and protect your home.



Windows

Certified installers of energy-efficient windows from ProVia, Andersen, Marvin and more.



Doors

Skilled door installation for energy efficiency and safety protection.



Decks

Skilled carpenters for building a new deck or improving an existing outdoor living space.



Disposal

Dumpster rental, drop-off, pickup, and disposal. No hidden fees, no surprises.



Solar

Installing solar panels considering roof condition, shading, and sun exposure.

