

Briar Cove roof shingle replacement considerations

1. When choosing a roofing contractor please check with the city of Schererville or Dyer (depending on where you live) to make sure they are licensed bonded and insured in the appropriate city. Each city should be able to give you a list of roofing contractors. Any Contractor you choose should provide a building permit for your project. Contact Schererville planning and building 219-322-2211 #4 or Dyer building permit 219-865-4228 after March 2020.
2. When considering roof replacement , please discuss your intentions with your attached neighbor. Perhaps they will replace also. If both roofs are done at the same time it will be less likely that leak issues will develop and there will not be a mismatch of roof shingle colors. Because the roof has aged it is impossible to match the old and new roof colors.
3. According to the original roofing contractor a GAF timberline weathered wood shingle color was used , however it is suggested that the contractor and resident agree on a color and style that best represents color and style of current color.
4. It is suggested the roofing contractor of your choice should include the following in their quote.
 - A. Tear off and haul away old roofing material.
 - B. Remail any loose sheeting that is observed. Provide cost to replace any damaged roof plywood .
 - C. Replace venting products.
 - D. Replace plumbing flashing.
 - E. Install ice and water shield on bottom of roof (gutter areas) and valleys.
 - F. Install synthetic felt and shingle roof with 30 year dimensional shingles (CertainTeed, GAF, Owens Corning).
 - G. Clean up and magnet sweep grounds.
 - H. Clean gutters.
 - J. Project should carry at least a 5 year labor warranty and a stated warranty on the shingle material.
5. If a satellite dish has to be removed to install new roof the home owner has to have the satellite service reposition the dish.
6. Any roof work should only be done at temperatures above freezing.
7. Last but not least...PLEASE SUBMIT A EXTERNAL MODIFICATION REQUEST ...for the roofing project. Forms available on our website and from Peter Bylen 219 464 3536 ext 310