

Flat or Low Sloping Residential Roofing

Valley Exteriors, takes pride in providing a comprehensive array of services for all types of residential roofing systems. When it comes to selecting the right roofing materials, we will recommend the best fit for your unique situation, and budget perimeters for your project.

We offer free flat roof inspections and damage evaluations and our estimates are valid for 60 days. Valley Exteriors on going professionalism, guarantees that the inspection will be thorough, and might reveal that do not need a full roof replacement. A common problem on flat roofs occurs when the seams lose their adhesive bond and the surface of the material becomes damaged because of heat and age. Sometimes, these defects can be repaired and thus saving you thousands of dollars! In any case, you can rest assured that your roof will be evaluated on it's current condition and reported to you with options to it's repair.

Understanding the Features of Flat Residential Roof Systems:

□ Modified Bitumen Roofing:

Modified bitumen combines hot asphalt (bitumen) with plastic and rubber additives, layered between sheets of fiberglass or polyester. To improve the performance of the asphalt, the manufacturers modified it with rubbers or plastics and then bonded it to the sheets of fiberglass or polyester. These membranes are resistant to heavy traffic, punctures and tears, has high tensile strength, and comes granulated on the surface in a variety if colors. Modified bitumen roofing were designed for use on buildings that have a low slope or flat roofs, and has excellent weather resistance.

□ EPDM Single-Ply Membrane:

Often referred to as rubber roofing, EPDM membrane is a rubber-based product with a proven reputation for durability. EPDM single-ply membrane is tough, standing up to tears, impacts, punctures and normal roof traffic, offering excellent resistance to ozone and ultraviolet light exposure. It's reliable, maintaining elasticity and flexibility that lasts. Varied application techniques include ballasted, fully adhered and mechanically fastened, allowing EPDM roofing systems to be applied to virtually any roof surface and comes in black.

□ TPO Single-Ply Membrane:

TPO, or thermoplastic polyolefin, is a newer heat-welded, single-ply roofing membrane that costs less than PVC and EPDM, offering a 10-year rating. TPO single-ply roofing membranes are among the fastest growing commercial roofing products and have gained broad industry acceptance for their many performance and installation advantages. TPO reflects solar heat, making it a popular choice where energy efficiency is important. TPO is aesthetically pleasing, lightweight, highly resistant to wear and comes in white, tan and grey.

□ 90# Rolled Roofing:

This is a product that was introduced into the roofing industry years ago as an inexpensive alternative for chicken coops and dog houses. It is granulated and comes in a variety of colors. It wasn't designed for the residential market however, it did find it's way onto residential homes. It has no manufacturers warranty and though it does have some applications, Valley Exteriors does not apply this product.