



What To Expect When Re-Roofing Your Home

We've put together an outline of what to expect in preparation to re-roofing your home. Any construction project can cause stress for certain family members such as pets, children or seniors. This should be considered before the project begins and appropriate provisions should be made by the client. Remember, re-roofing your home is major construction, but we will take necessary precautions to keep your home and family safe and dry.

Pre-Installation:

Materials will be delivered by a large truck and some projects require a dumpster on site as well. Materials will typically be loaded and stored on your roof, driveway or around the perimeter of your home temporarily throughout the project. Dumpsters are usually placed on the street as close to the home as possible and delivered as early as 7:00am the morning we start.

Please move any cars that you will need to use out of the garage the night prior, and keep driveways clear while the roof work is in progress.

It is very helpful if any lawn surrounding the home could be mowed prior to installation. We do several sweeps with a magnet to look for any nails and shorter grass is greatly helpful in showing where they might be vs. longer grass. Your safety is our priority and we make sure to leave no trace.

The re-roofing process can cause vibration down to the foundation of your home and at time cause items to fall off of walls. Please protect any fragile items in the interior of your home such as collectibles or pictures by removing them from shelves, or walls, to prevent damage.

Some debris may fall into your attic. Debris or dust may also enter the interior of your home though skylights or tongue and groove ceilings. It is recommended that you cover the areas below as well as storage areas, such as attics, where personal belongings are stored with tarps or drop clothes. Please also cover any items in the garage or exterior like patio furniture, grills, boats, etc.

Please let us know if you live in a community or have an Homeowners Association that have specific timeframes for work that we need to adhere to prior to construction starting.

At times we may need access to power outlets. If you are not planning to be at home it can be helpful to orient us to the location of your breaker box in case of a tripped circuit breaker or other similar issue.



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During Installation:

Cathedral or vaulted ceiling areas can experience “nail pops”, (a sheetrock nail which backs out and causes a hole in the interior finish) from the tear off and re-roofing process. While we try to avoid this it is at times unavoidable. These repairs are the responsibility of the homeowner.

It is not necessary to be at home during the re-roofing process, but it is a good idea to be available by phone as unexpected things come up that we may need to consult with you about. Sometimes, when existing roofing materials are torn off, we can find issues that were not visible previously. This could include the replacement of sheathing or other structural issues due to dry rot or water damage. It is typical to run into unforeseen roof repairs, but at Levello we try to communicate as much as possible, especially when we find additional repairs needed.

Colorado weather can at times be unsafe for work. Because of this we will communicate any potential work delays or rescheduling as needed with the goal of completing the project as quickly and safely as possible.

After Installation:

Upon completion of your roofing project, we will do a thorough cleanup of your lawn, driveway and walkways. A large magnet is used to collect nails and metal debris. However, it is virtually impossible to guarantee the collection of every nail, so please be cautious and don't hesitate to call us for a return trip with the magnet if necessary.

New shingles will form to the surface to which they are installed. If the roof structure is un-even, or has sags or rises, the shingles will not hide these areas. After the initial install, some shingles will appear raised, not sitting as flat, etc. This is due to the storage and shipping of the product and will flatten out as the sun warms the roof, and the product has time to lie down.

The remainder of any payments due are due upon completion of the project. We will also send Closing Documents including any warranties and any other pertinent information once the project is complete and final payment received.