

Residential and Commercial



WWW.STOUTROOF.COM



Stout Roofing

As one of the oldest residential reroofing contractors in the Seattle area, we guarantee you quality workmanship and exceptional service.

We specialize in re-roofing with all types of composition, high-quality cedar shakes and shingles, single ply systems for low-slope roofs, tile, PVC, metal and composite materials.



For more than 30 years, we have been proud to offer an essential service which provides shelter for all kinds of people and businesses throughout Puget Sound.

Estimates

Most people are not fully informed concerning the various types of roofing materials and applications on the market today, so an important part of our job is education. We will provide you with a detailed estimate describing materials and workmanship, a diagram of the roof, informative literature and references.

If we are asked to estimate a roof which, in our opinion, does not need re-roofing, we will inform you of any repairs which might be considered as an alternative to replacing the entire roof.

We offer "ball park" estimates over the phone, free technical advice, blueprint take-offs, and honest evaluations for roof certifications. We believe that information is our best sales tool, so we never resort to highpressure sales tactics.

Estimates can always be emailed or faxed immediately if needed.

Scheduling

We will usually schedule your job for a particular week and will call you when we are about to begin. If you must have the job done immediately due to a real estate transaction or other contracting commitments, we can almost always accommodate you.

Crews

Most of our foremen have over 10,000 squares worth of experience and have been with us for many years. Our turnover rate is exceptionally low and we usually "hire from within" – promoting assistant foremen to crew leaders after extensive training and experience.

Our roofers are certified experts:



Our crews work all year long, rain or shine. The winter is actually a good time to consider re-roofing since prices are usually lower than the busy summer and fall months.

Equally important as being technically competent, our roofers are polite,



courteous and very hard-working. They are always available to listen to your special needs and address your concerns professionally.

You won't find any roofing company in Seattle with a better camaraderie among employees.

Cedar Shakes

Although the supply of cedar has been greatly diminished in the last decade, it is still possible to get good quality shakes from "old-growth" cedar at a reasonable price. Shakes are available in two widths: mediums are 1/2"-3/4" thick, heavies are 3/4"-1 1/2" thick at the butt end. The minimum quality shake



roof permitted by code for re-roofing is a "No. 1 Grade" shake. Although there are minimum requirements concerning the amount of flat grain and knots allowed, growth rings per inch, length and width, there is still a wide variation in the quality of No. 1 Grade shakes available. Premium shakes are also available with 100% vertical grain made from the highest quality cedar blocks, and all shakes can be pressure treated to obtain a 30-year warranty.

While all of our shakes and shingles are inspected to insure the highest quality of cedar for our customers, our roofers are also instructed to throw out any shakes of questionable quality to insure you get the best possible material on your roof.

Services For Real Estate Agents

We provide an array of services for the Real Estate market including 24-hour roof certifications, emergency roof repair service for property managers, roof maintenance programs, and more. Payment can often be made at closing from escrow and we are thoroughly familiar with all of the FHA, VA and conventional lender requirements.

If you have an agent you use regularly, chances are we've done work for them. And if you need a roof certification to sell your home, ask your agent if they have a STOUT access card which entitles preferred agents to free certifications.



Roof Repairs & Maintenance

Our roof repair and maintenance team is on call to perform repairs to any kind of roof within 24 hours. We specialize in the replacement of worn or damaged composition shingles and cedar shakes. Other areas of the roof that are prone to leakage such as chimney flashings, skylights, and valleys can also be repaired by our expert crew.

To extend the life of your cedar roof, we use proven methods of restoration and maintenance, including low pressure washing and non-toxic preservatives created specifically for our northwest climate.

Composition Roofing

There are many types of composition shingles on the market today, manufactured by companies such as Certainteed, GAF/ELK, PABCO, Owens-Corning and Malarkey.



Shingles vary in weight, style and life span, but all are made with asphalt, mineral granules, and a fiberglass base mat. Most manufacturers offer 30, 40 and 50 years shingles know as Architectural or Dimensional shingles which resemble shakes or shingles and are heavier than the standard 3tab shingles. Tri-laminate lifetime shingles such as Certainteed Presidential TL and GAF/Elk Grand Canyon have become very popular alternatives to cedar shakes and are often required by homeowner association covenants.

Single-Ply Systems

Low-pitched roofs must be roofed with either hot tar, single-ply systems such as torch-down, PVC, TPO or metal.

Proven manufacturers include Certainteed Flintlastic, Polyglass, Carlisle, and Duro-Last. Most systems are guaranteed by the manufacturers for at least 10 years and require periodic maintenance to extend the life.

Tile & Metal

We install various tile and composite roofing products including Monier, Davinci Shakes, EcoStar, Tamko Lamarite, and others. Metal roofs are also available from Champion or NuRay metal products. Although these roofs tend to be more expensive, they offer an excellent and beautiful long term alternative to traditional composition and wood roofs.



Going Green *Recycled Roofing Materials*

In recent years, various companies have introduced new roofing materials made of recycled products such as plastic, metal and rubber. While it is important to be cautiously optimistic about their performance, some have now proven themselves as excellent alternatives to traditional composition and shakes.

Call if you would like a quote on Davinci Shakes, Tamko Lamarite, Carlisle Ecostar, or any other green roofing products.

Recent Awards

Angie's List Super Service Awards and Honor Roll (2009 - 2013)



Better Business Bureau A+ Rating

CommercialWork

While the majority of our work consists of residential re-roofing of single-family homes, we also do work for various contractors, architects, homeowners' associations and commercial property owners. In the past, our work has included largescale projects such as the SeaTac Red Lion (55,000 square feet), Woodcreek Homeowners Association (520,000 square feet), BraeMar Homeowners Association (90,000 square feet), and the Bayshore Homeowners Association (40,000 square feet) among others.

We can handle any size roofing project.



Woodcreek Homeowners Association

> Braemar Homeowners Association

Recycling Your Roof

When your old roof is removed by our crew, it is usually (depends on distance) taken to a yard in Snohomish where the shakes are processed through a 250 horsepower hammermill. Any nails or other metals are extracted by magnetic conveyor and recycled. The remaining cedar shakes are continuously monitored to insure that the final product meets the rigid criteria for recyclable materials established by the Department of Ecology.

The final product is transported to various pulp mills where it is used as fuel in the production of paper.

These efforts have saved both contractors and homeowners money, and will help extend the life expectancy of our landfills.



Insured for Your Protection

We will provide copies of our contractor's license, insurance coverage (Commercial General Liability policy for \$2,000,000 General Aggregate), bond, and Worker's Compensation certificates with every estimate.

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Past Residential Clients

Norton Clapp Former Chairman, Weyerhaeuser

Gerry Pennington Former Publisher, Seattle Times

Gordon Bethune Former CEO, Continental Airlines

Paul Allen Co-founder, Microsoft

Warren Moon Former Quarterback, UW Huskies & Seattle Seahawks

Kathy Goertzen News Anchor, KOMO News 4

Fenwick Crane Former President, Seattle Rotary Club

Steven Goldfarb Owner, Goldfarb Jewlers

Larry Pinnt Former Vice President, U.S. West

Ivan Doig Author, "This House of Sky"

Kermit Hanson Former Dean, UW Business School

Dick Knapp Co-founder, Gerard, Beattie & Knapp

Larry McKinney Former President, Larry's Markets

Steve O'Donnell Former Vice President, Smith Barney

Mr. Rystogi Founder, Bar S Meats

John L. Williams Former Fullback, Seattle Seahawks

Dick Page Former President, Washington Roundtable

Gary Sargeant Vice-President, Pioneer Towing, Inc.

Dennis Bayak Former Manager, Seattle Thunderbirds

Brian Tracy Evening Magazine, King 5

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Roofing in your neighborhood for over 25 years . . .



References

As any contractor knows, referrals are the prized source of business. Almost 90% of our business comes from referrals from satisfied customers and real estate agents, so we value our clientele highly.

When we give you an estimate, we provide you with a list of some of our previous jobs. These will include current clients, jobs we have completed in the last year or two, client testimonials, a list of over 500 clients whose roofs we did more than 15 years ago, and a list of repeat customers.

While references are very important to check, we all know that even the worst contractors will have good references. So in addition to the above lists, we also provide you a list of jobs where things did not go as planned, we made mistakes, or there were job problems. Feel free to call those clients to see how we dealt with the problem.

The homes shown are examples of large, difficult residential re-roofing projects we recently completed.



















Jake Stout has been roofing in Seattle for over 30 years and has installed over 10,000 roofs.

A graduate of the University of Washington Environmental Studies and Geography 1978 and Master's of Communication In Digital Media UW, 2013, Jake has pioneered roof recycling in the Northwestand was the first to promote environmentally safe roof preservative treatments in Seattle.

Working with the Department of Transportation and Clean Washington to initiate the recycling of composition shingles into asphalt road base, his efforts were endorsed by Gov. Booth Gardner.

Jake was the first to perform lab-burn tests to determine the efficacy of using cedar shakes as fuel. Due to his efforts, today, old cedar shakes from tear-offs are now run through hammermills and tub grinders to create high BTU-value "hog fuel" for the boilers at Kimberly Clark in Everett and elsewhere.

An avid outdoorsman, Jake enjoys climbing and sailing in the Northwest. He competes in various sailing races and has made over 15 ascents of Mt. Rainier - six of which were solo.

Jake's daughter, Mackenzie, is a graduate of the University of Washington and the Seattle University Law School with honors (2014).



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Circa 1993



















ROOFING ISSUES FOR BUYERS & SELLERS

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Information for Homeowners and Agents

Nothing is more frustrating than having negotiations between a buyer and a seller break down over a final work order which cannot be resolved between parties. One of the highest priced maintenance expenses a homeowner can face is the replacement of their roof. So if a roof becomes an issue in negotiations, it is often a big issue.

This flyer tries to explain some of the issues which homeowners and agents should be aware of when getting a house ready for the market, performing repairs to reach a minimum certification level required by lenders, and what a prospective buyer should be looking for when evaluating an older roof.

Home Inspections

When a roof is considered during a home inspection, most inspectors will give their general opinion on the condition of the roof. Although they are usually fairly accurate in their assessments, when a roof is past its mid-life, assessment can become more difficult and many factors can come into play in determining the life expectancy of a roof. In those situations, most inspectors defer to roofing professionals to establish the condition and possible need for repairs or replacement.

Certifications

In Washington State, many lenders require that the roof on a home being financed will last at least 5 more years from the date of sale. While we would like to think that the lenders require certs to protect their clients, they may also be concerned with their own interests:

- 1) In the event of foreclosure and repossession, lenders do not want to have to replace the roof in order to sell the home.
- 2) Lenders may not want their new clients (the buyer) to face any large unforeseen home improvement expenses in the first few years (presumably after making a substantial down payment), which might impede their ability to make their monthly payments on time.
- 3) From a financial perspective, the 5 year certification requirement may also create additional business for the lenders since the cost of replacing the roof is often included in the sale price of the home, resulting in more volume.

While we are occasionally asked for two or three year certs, the norm is 5 years.

What is a Roof Certification?

A roof certification is a professional roofer's best estimate and opinion about the life expectancy of a roof.

Technically, a roofer is not able to determine absolutely if a roof has been installed properly. While the flashings may appear to have been installed correctly, the course pattern fine, and the condition of the shingles good, there is no way for example, that he can determine whether the correct number of nails have been used in each shingle or shake without damaging the roof.

Consequently, it is not reasonable to expect the roofer who certifies a roof to "Guarantee" someone else's workmanship which he cannot evaluate conclusively. If he does this he opens himself up to tremendous liability.

While inspecting the roof, the certifier should determine if there are any possible problems which should be addressed or fixed to insure that the roof will last. The certifier should guarantee the roof against leaks and be prepared to repair any leaks during that 5 year period, free of charge. The contractor who certifies a roof should also take full responsibility for any work done by others as a result of his inspection and recommendation. He needs to put himself on the line. If the contractor doesn't have anything to loose by certifying a roof, the cert is meaningless.

A roof certification should not involve any form of "risk management" where the roofer accepts liability based upon the size of the job and his potential liability. After an inspection and repairs have been completed, the roof either certifies or it doesn't. Period. If the contractor feels uneasy about certifying a roof after repairs have been performed, then he needs to do additional repairs to get the roof to a level where he feels comfortable providing a certification. The certification is simply a piece of paper. Any substantial money spent on the roof should be allocated for repairs or replacement—not toward an insurance policy against future leaks. If you are paying more than \$500 for a roof certification, you are paying too much.

The contractor asked to inspect a roof should do so with as much objectivity as possible. Siding with either the buyer or the seller will eventually create conflicts and will cause the contractor to loose credibility. He should simply call it like it is.

While many factors come into play during a roof inspection, the bottom line is whether or not the roof will last another 5 years without leaking. A composition roof installed by a homeowner might not have the proper or recommended pattern, but it might be perfectly adequate in terms of keeping the home waterproof for 5 more years.

NEGOTIATING ROOF ISSUES

Let's face it, no one wants to have to replace a roof in order to sell a home. It almost doesn't seem fair from a seller's perspective since they will get no use of it. So it is most often that a seller deals with this issue reluctantly. Here are some considerations to keep in mind:

SELLER CONSIDERATIONS

- 1) Replacement cost options might include recover, conversion from shake to comp, etc.
- 2) Cost to repair roof to certify for 5 years
- Weigh the benefits of the aesthetic value of reroofing. Will it help sell the home?

Must I be concerned with covenants or a homeowner's association?

Should I convert to composition instead?

Should the material be Architectural vs. 3-tab

- 4) Will the cert satisfy a buyer in this price range?
- 5) What would I want if I were buying this house?
- 6) If repair costs exceed 15-20% of the roof cost, perhaps that money would be better spent on a new roof — give the buyer the option to reroof with material of their choice, and contribute cost of repairs accordingly.
- 7) If I reroof the house before sale, perhaps I limit buyers ability to upgrade.
- 8) Perhaps I should include the cost of a new roof in the purchase price and negotiate later.
- 9) Sometimes it's better to wait on repairing a roof to get a certification. For example, repairs on a shake roof might result in a patchwork of shakes which are different color shades. It will take time for these to weather. If repairs are done before the home goes on the market, a) It might detract from the overall look of the home, and b) it might serve as a red flag that the roof is or has been an issue.

BUYER'S PERSPECTIVE

From a buyer's perspective, if a home they are considering purchasing needs a new roof they will probably assume one or more of the following:

- a) The seller is waiting to see if the roof will be called during inspection.
- b) The seller does not have enough available funds to repair or replace the roof to make it presentable for sale.
- c) The seller has listed the home taking into account the fact that the roof might need to be repaired or replaced, and is

willing to negotiate the issue when and if it comes up.

d) The seller means "as is" and they really mean it!

BUYER CONSIDERATIONS

- You don't want to deal with a roof issue for at least 5 years. Determine your comfort level in replacing a roof on this house. How big an expense are you looking at down the road?
- 2) How reliable is the roof certification which the seller is providing?
- 3) Weigh the lender requirements vs. your own needs. If you plan on adding a second story to the house, how does that affect the roof situation?
- Realize that the seller may only be required to do minimal repairs or replacement. You may want to contribute to an upgrade in roofing material to match the house. A 3-tab roof might not look appropriate but it is all that the seller is required to install.
- 5) Estimate how long you expect to live in the house. You do not want to get stuck having to replace the roof in order to sell the house. Consider giving yourself a buffer zone by upgrading to a long lasting material to avoid this situation.
- 6) Even though a recover is acceptable now, it might be better in the long term to do a tear-off now and include the additional cost in financing.
- 7) Have reasonable expectations in line with the age of the home. Don't expect a perfect roof.
- 8) If the seller cannot afford to pay for a new roof, then ask the roofer if he can be paid at closing. Or ask the agent and lender if they can do an escrow-holdback so the transaction can close and the roof can be installed at a later time. Then the roofer would be paid by escrow on completion. (This can be an important option when the weather is bad.) Escrow usually requires about 1 1/2 times the cost of the roof to be placed in escrow.

Formulas for Comparing Replacement and Repair Costs of Shake Roofs

A) Establish cost per year for roof:

Replacement cost /Average lifespan with variables to extend life = cost per year

- Use the following variables in calculations:
- 1) Pitch: steep roofs = add 2 years
- 2) Roof has been treated at least once = add 3 years
- 3) Heavy shakes installed = add 3 years
- 4) Exposure is 8" or less with 24" shake = add 3 years Average rooflife for a medium shake roof is 18 years.

B) To establish the value left in your roof

Multiply cost per year times number of remaining years to establish the dollar value left in the roof. Example:

(A 15 year old medium shake roof, steep)

Average lifespan (18 years) - Age of roof (15) = 3 years remaining life

Add for steepness:	+ 2 year
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Expected remaining lifespan:

Cost for replacement = \$10,000

\$10,000/lifespan of roof (20 years)=\$500/year annual cost

Remaining lifespan (5 years) x yearly cost \$500) = remaining value left in roof (\$2500)

This means there is about 25% of the life left in the roof. Use this for negotiation purposes. Perhaps a fair rule of thumb is to meet the buyer halfway on the roof and offer 50% value. The listing price might be adjusted accordingly before the house goes on the market so the seller can make adjustments when negotiating.

C) Establish cost per year for repairs

Cost of repairs/number of years the repairs are expected to add to roof life (beyond average) = cost per year for repairs

D) Repairs vs. Replacement

If the cost per year for repairs exceeds cost per year for replacement, might consider reroofing instead, taking into account opportunity cost as described below.

E) **Opportunity Cost**

Money spent today on replacing your roof could be earning you interest via investments. Assuming a 7% return on investment, you can calculate the opportunity cost of replacing your roof as follows:

.07 x (Replacement cost - repair costs) = the amount of money you are saving each year by repairing the roof instead of replacing

F) True Cost of Repairs vs. replacement

Cost per year for repairs - opportunity cost = true cost for repairs

What Lifespan to Expect from your Roof

CEDAR SHAKES

One of the most difficult types of roofs to estimate the lifespan for is the cedar shake or shingle roof. In considering your client's options, whether buyer or seller, keep in mind the following:

Average Lifespan

The average lifespan of a No. 1 medium split cedar shake (untreated with minimal maintenance) is about 17-18 years. Of the thousands of roofs we have replaced, most are 17 -18 years or older.

Type of Shake/Shingle

In the Northwest, it has been our experience that split cedar shakes tend to last longer than either Cedar Shingles or Tapersawn shakes—both of which are sawn on 2 sides.

Thickness

5 years

Cedar Shake Roofs come in 2 thicknesses: Mediums (1/2" - 3/4" thick at butt) and Heavies (3/4"-1 1/2"). The vast majority (over 90%) of shake roofs are mediums.

Quality

The quality of a shake is determined by several characteristics including the absence of knots, number of growth rings per inch which measures density and age, and the direction of grain. The minimum standard for roofing is defined as a Number 1 Grade Shake which must meet the strict ICBO requirements . These shakes must be free of knots, have a minimum number of growth rings per inch, and a maximum of 20% flat grain. Over the years, this has been the most common shake used for reroofing.

In recent years, mills have offered a higher quality shake called a Premium Shake. These shakes are manufactured under strict guidelines and must be 100% "Vertical Grain" (also known as "Edge Grain").

Finally, in the last decade, as the cost of cedar has risen, the relative expense of having a pressure treated shake has become more affordable. The treatment process results in a 30 year warranty and is known as a CCA treatment. (Similar to the Osmose and Wolmanized process for lumber.)

Exposure

The standard exposure (the amount of shake you see on each course of roofing) for a cedar shake roof installed with 24" shakes is 10 inches. When the exposure is reduced to 7 1/2 - 8" per course, the roof now becomes a 3 ply roof (at any given spot there are three layers of cedar as opposed to two with a 10 inch exposure). A 3 ply roof will usually last several years longer than a 2 ply roof.

Pitch

Steeper roofs last longer than low-pitched roofs because leaves, pine needles, moss and fungus are less inclined to retain moisture and cause deterioration of the shakes.

Maintenance

Although beautiful, cedar shake roofs do require periodic maintenance to help them last longer. Keeping debris such as pine needles, leaves and moss off the roof is essential. Cleaning with water or air is also suggested on roofs younger than 10 years. Preservatives also help extend the life of a roof substantially. We replaced a cedar shingle roof in Magnolia years ago which was 44 years old. The owner had treated it every year with his own special formula. At the time of replacement the cedar was still in pretty good shape!

A single roof treatment should extend the life of a roof by several years.

Ventilation

Although shakes tend to "breath" through the spaced sheathing, lack of adequate ventilation can create problems and may reduce the roof's lifespan. This is especially true if the shakes have been installed over a solid deck or if a dryer or bathroom has been vented into the attic.

Installation

While the quality of materials is significant in determining the duration of a roof's life, the installation methods are equally important. While most roofs are installed according to generally acceptable practices, occasionally we will find a house built by a general contractor who hired sub-par roofers to save money. Those roofs sometimes exhibit excessive "shiners" (fasteners visible between shakes) and shakes which have been "butt stapled" to nail down warped boards in an effort to make the house more presentable for sale. Both of these problems can dramatically reduce the life of the roof.

Repairs

In determining what repairs would be needed to get a shake roof to certify for 5 years, a roofer must consider the following:

- 1) The condition of the wood—worn areas between shakes, missing shakes or ridge, exposed felt, rotted butts, excessive splitting, curled shakes.
- The number of shakes which need to be replaced. This is determined by walking the roof and actually counting the number of shakes and/or ridge which need to be repaired.

The contractor should be conservative and include an additional percentage which will be needed as some shakes will be damaged during the repair process.

 Determine the efficacy of washing and treating the roof. While a treatment is always a good way to extend roof life, pressure washing can sometimes create more problems and damage the existing roof.

COMPOSITION SHINGLES

Average Lifespan

The average lifespan of a composition shingle is usually a minimum of about 18 - 20 years.

Types of Shingles

In determining the life expectancy of a composition roof, the first consideration is the type of composition used. About twenty years ago, shingle manufacturers began converting the dies in their plants to manufacture a "metric" shingle which covered more area per shingle and therefore reduced the amount of labor involved per square. Consequently, all "3-tab" roofs either have 12" or 13" tabs. The metric shingles (installed 20 years ago or earlier) have 13" tabs. This is important because a 12" tab is a sign that the roof is at least 20 - 25 years old, making the possibility of certification for 5 more years remote.

Metric 3-tab shingles however, have a minimum 20 year warranty, with some up to 30 years. The Architectural shingles all have a minimum 30 year warranty, making certification much more likely.

Recovers

When a composition shingle has been installed over an older roof, it will usually reduce the lifespan of the roof by 3-5 years. Consequently, recovers are usually done with heavier shingles which will compensate for lack of performance. (A 25 year shingle might be expected to last 20 years). Also, a common problem with older recovers includes nails backing up out of the shingles, poking through the top layer. This is usually due to improper nail length, although it is sometimes evident when a roof deck consists of shiplap or boards and the nails have not gripped correctly. If an older 3-tab roof is reroofed with a 3-tab metric shingle, the shingle courses will not match and will result in a somewhat "lumpy" look. To avoid this, recovers should be installed by either matching the courses ("sweet nailing") or using a heavy Architectural shingle instead.

Ventilation

Proper ventilation on a composition roof is very important and inadequate vents can result in a much shorter lifespan. Poor ventilation can result in excessive movement of the roof deck which can loosen fasteners over time, and can result in shingles curling and hairline cracks. In extreme cases the plywood roof deck can delaminate due to condensation problems and will need to be replaced. Adequate bathroom fan ventilation is also essential.

Flashings

The most common problem areas on composition roofs involve the metal flashings around chimneys, skylights, roof -to-wall junctions, plumbing pipes, and vents. These can all be corrected rather easily if the roofing material is in good enough shape to warrant certification.

Homeowner Installations

It is not uncommon to be asked to certify a composition roof which has been installed by the homeowner. Just because the job wasn't done by a licensed professional roofer, it does not mean the roof is inadequate. While there are sometimes changes which must be made to flashings, etc, generally speaking in terms of certification it is irrelevant who installed the roof. Many homeowners are MORE meticulous than some roofers!

HOT TAR/BUILT-UP ROOFS/TORCH-DOWN

Lifespans

Determining the lifespan of a low pitched roof is especially difficult. A typical lifespan for a 3-ply hot-tar and gravel or capsheet roof is about 20 years. A torch-down roof should last about 20 years as well. The companies which manufacture torch-down typically offer a 12 or 15 year warranty. Hot tar roofs have no material warranty as they are "made" on the jobsite by the contractor using layers of fiberglass felt and hot asphalt. PVC and TPO roofs can also be expected to last 20 years.

The lifespan for both smooth hot-tar and torch down roofs can be extended substantially with a roof coating to protect the surface from the sun.

Deterioration

Typical signs that a flat roof is at the end of its life include

blisters and air pockets, excessive cracks and "alligatoring," areas where material has pulled away from the facia cap in the built-in gutters, and hairline cracks along seams and flashings.

METAL AND TILE ROOFS

Unless a roof has obviously been installed improperly, it is seldom that we are asked to certify these kinds of roofs since they are usually guaranteed for 40 or 50 years.

MANUFACTURER CLASS ACTION LAWSUITS

Over the years, manufacturers have experimented with new types of roofing materials with mixed results. Some materials have had problems/failures which resulted in class-action suits. Just because this material is on a roof does not mean it will not certify, however the odds are against it. Your buyer or seller should be aware that this might be an issue. The following roofing products have had problems in the past. Included are their names, company, phone number and website address for more information.

"Woodruff"

Manufactured by Masonite 1-800-256-6990 Class action lawsuits pages for Woodruf Roofing (Masonite), Omni Wood Siding (Masonite), and Masonite Hardboard Siding. http://www.kinsella.com/masonite/

"Cemwood" Manufactured by American Cemwood 1-800-708-3266 American Cemwood Roofing Settlement http://www.cemwoodclaims.com/

"Firefree" Produced by Recon, Inc. 1-541-349-1523 FireFree® Class Action Settlement website.

The purpose of this website is to provide information regarding recovery under this class-action settlement. — Summary of FireFree® Class Action — A class action suit has been certified and the court has granted preliminary approval to a Settlement for \$18.4 million with defendants, Re-Con Building Products, Inc., related to the manufacture and sale of roofing tiles marketed under the brand names, FireFree® Rustic Shake, FireFree® Quarry Slate, FireFree® Colonial Shingle, Quantum Shake, and Quantum Shake Panels, (collectively, "FireFree Tiles"). http://www.firefreeclaims.com/

STOUT ROOFING, LLC

17712 134th Avenue NE, Woodinville, WA 98072

Toll Free: 888-280-0060

Eastside: 425-643-0888

Fax: 425-486-6495 E-mail: Jake.stoutroofing@gmail.com License # STOUTRL894D1

Jake Stout does all inspections and certifications personally. You will not find a more experienced or objective roof inspector anywhere in the Puget Sound area.

Background and Experience

B.A. University of Washington 1978 Environmental Studies and Geography Masters in Communications in Digital Media, UW 2013

30 Years operating Stout Roofing, serving over 10,000 clients

Pioneered roof recycling in Washington State. First to perform lab burn tests on roofing material to determine use as fuel in co-generation facilities (Simson Tacoma Kraft, Scott Paper). Worked with Dept. of Transportation and Clean Washington to initiate the recycling of composition shingles into asphalt road base. Founded Roof Recyclers which accounted for over 3% of all recycled material in King County.

Owned and operated two shake mills which manufactured cedar shakes and shingles—Snohomish, WA and Nanaimo, BC. Negotiated salvage timber rights with Weyerhauser, Summit Timber, TAT USA, MacMillan Bloedel, and others. Responsible for helicopter logging, selection of cedar, production, shipping and ultimately installation on roofs.

First to promote environmentally safe roof preservative treatments in Seattle.

Past residential clients include the Chairman of Weyerhauser, Publisher of the Seattle Times, Chairman of Continental Airlines, co-founder of Microsoft, President of Washington Round Table, President Seattle Rotary Club, Quarterback for Houston Oilers, anchorperson for KOMO news, and the President of Washington Teacher's Association, among others.

RATES

Inspection/Certifications: \$300 (includes up to 1/2 hour of on-the-spot repairs if needed to cert) Estimates for repairs or reroofing: free

Resources and More Information

These companies offer a broad selection of roofing products available in the Puget Sound area. Homeowners and buyers can choose from a wide variety of shingles and colors.

CertainTeed Corporation

http://www.certainteed.com/ CertainTeed offers roofing products for almost any need

Owens Corning

http://www.owenscorning.com/roofing Roof shingles & MiraVista shake, slate, copper and metal roofing are part of a complete Roofing System for building & remodeling.

GAF/ELK Materials Corporation

http://www.gaf.com/ Founded in 1886, GAF Materials Corporation is one of the oldest manufacturers of commercial and residential roofing products in America.

PABCO Roofing Products

http://www.pabcoroofing.com/ Pabco Roofing Products is one of the Northwest's oldest manufac-turers of composition shingles.

Monier Roof Tiles

http://www.monierlifetile.com Welcome to MonierLifetile, Americas #1 selling roof tile, and the nations oldest and largest roof tile manufacturer.

Malarkey Roofing Company

http://www.malarkey-rfg.com/ Welcome to Malarkey Roofing's Web Site! Your local Northwest Manufacturer.

Champion Metal of Washington, Inc.

http://www.championmetal.com/ Champion Metal of Washington, Inc. presents SNAP-LOC Steel Roofing Panels.

Cedar Shake and Shingle Bureau

http://www.cedarbureau.org The Cedar Shake & Shingle Bureau is an international trade association for the manufacturers of cedar shake and shingle roofing products.



13110 NE 177th Place Woodinville, WA 98072