

7 COSTLY ROOFING MISTAKES CENTRAL VALLEY HOMEOWNERS MAKE

Your roof is the most important system protecting your home from our brutal Central Valley sun and heat. Before you spend thousands, here is how to avoid the mistakes we see most often.

- 1 WAITING UNTIL IT LEAKS**
By the time you see a stain inside, water has often been getting in for months. A small repair becomes decking, insulation, and drywall damage. Get a free inspection at the first sign.
- 2 CHOOSING THE CHEAPEST BID**
The lowest quote usually means thinner materials, skipped underlayment, or unlicensed crews. You pay twice when it fails early.
- 3 SKIPPING PROPER VENTILATION**
Without balanced attic ventilation, heat and moisture cook your roof from underneath and shorten its life. A good roof is a system, not just shingles.
- 4 GOING OVER THE OLD ROOF**
A second layer hides problems in the decking and voids many warranties. A full tear-off lets us fix what is underneath and build it right.
- 5 IGNORING FLASHING AND PENETRATIONS**
Most leaks start at flashing, vents, and valleys, not the open field of the roof. Quality flashing work is where lasting roofs are won or lost.
- 6 NOT CHECKING THE LICENSE**
In California, roofing requires a licensed contractor. Always verify the license number (ours is CA #1129883) before you sign anything.
- 7 NO CLEAR, WRITTEN ESTIMATE**
If a quote is vague, the surprises come later. Insist on a clear, itemized, no-obligation estimate so you know exactly what you are paying for.

CLAIM YOUR FREE ROOFING INSPECTION

We will assess your home, document what we find, and give you honest, upfront pricing. No pressure, no obligation.

Call **(559) 938-0280** or visit smarthomeimprove.com