



Increasing Home Value with Roofing Projects

www.exteriormedics.com



Introduction

Whether you're looking to sell right now or trying to improve your long-term investment, it's never a bad time to increase home value. When you're spending so much money on any sort of renovation, it's important to choose projects that will give you a strong return on investment.

If increasing home value is your main objective, exterior home renovations are your best option. Not only do they boost curb appeal (which can directly increase home value by up to 17%), but they also help the property stand up against the Northern Virginia climate. The combination of curb appeal and peace of mind helps you create a great first impression with buyers and increase home value in ways that interior renovations can't.

And that's why we're writing this series of eBooks covering 8 ways to increase home value with exterior renovations. There are so many different projects to choose from and we want to help you make the best decision for your next renovation.

In this installment, we're going to talk about how roofing projects increase home value. We'll discuss the potential ROI of roofing renovations as well as the 5 different types of roofing materials that make sense in the Northern Virginia region.

We hope this gives you some guidance as you think about increasing your home's value with a roofing repairs and replacements.

**—The Exterior
Medics Team**





The Potential Value of Roofing Renovations

In many cases, roofing isn't the most eye-catching part of a home. However, once it comes time for inspection and home buyers find the roof is 20 years old and leaks, value will degrade quickly.

Roofing should be top of mind for home owners looking to boost value even when repairs aren't immediately necessary. In the Northern Virginia and Washington D.C. area, roofing replacements can deliver nearly 83% ROI and an average home value increase of \$17,765.¹

The actual returns will vary based on the type of roof installed. Consider the pros and cons of the following 6 roofing materials before starting a project.

¹ Remodeling, "2018 Cost vs. Value Report: Washington, DC," 2018.



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A S P H A L T

Asphalt

Asphalt shingles are some of the most common roofing materials nationwide. They're manufactured with fiberglass or organic felt cores, saturated with asphalt for waterproofing and fire resistance, and coated with ceramic granules to withstand UV rays.



Lasts 20-30 years in Northern Virginia climate



Minimal maintenance to prevent algae and impact of weather



Jack of all trades with reasonable installation and maintenance costs



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C E D A R S H A K E

Cedar Shake

Cedar shake is made by splitting cedar wood as opposed to sawing shingles. This makes installation and maintenance straightforward while taking advantage of the natural beauty of the wood. While maintenance is more demanding than asphalt (inspections recommended every 3 years), there are plenty of reasons to choose cedar shake despite its higher installation costs.



Naturally resists bacterial and fungal growths, bugs, damage from UV light, shrinkage, and splitting



Energy efficient thanks to dense wood that naturally insulates the home, cutting costs of heating and cooling



Extremely durable, with standing wind and hail better than many synthetic materials



Up to 50-year lifespan with proper maintenance



Less affected by temperature changes throughout the year



Environmentally friendly



The background is a solid red color with a pattern of diagonal lines running from the top-left to the bottom-right. These lines are slightly darker and lighter in shade, creating a textured effect. Small, dark, circular rivets are visible along the lines, particularly in the lower half of the image.

03

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M E T A L

Metal

In recent years, metal roofing has emerged as the premier system for homes in the Northern Virginia region. Its ability to balance practicality (weather resistance, energy efficiency, cost efficiency) with curb appeal (wide array of colors and styles) has contributed to the rise in popularity.



New paint innovations virtually eliminate rust and corrosion



Built to last up to four times longer than asphalt shingles



Designed to endure harsh elements for decades



Higher costs than other materials (but declining in recent years)



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G E N U I N E S L A T E

Genuine Slate

Many of the historic homes in the Northern Virginia region have genuine slate roofs. They're made from fine-grained rock and cut into uniform sections, which creates a sense of elegance. The iconic style can add distinction and refinement to any home.



Longest lifespan of all roofing materials (can last centuries with proper maintenance)



Extremely heavy, requiring special design considerations during installation



Immune to pests and insects



Durable in all harsh elements and most expensive roofing material



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S Y N T H E T I C S L A T E

Synthetic Slate

For those looking for the distinction and elegance of genuine slate without such high costs and demanding maintenance, synthetic slate provides a more manageable solution. Manufactured from plastics and rubber, synthetic slate is significantly lighter and more accessible for most home owners.



Exceedingly-high impact resistance, making it more durable than genuine slate



Made of recycled material and recyclable at replacement



Greater flexibility in design because it's 75% lighter than genuine slate



Costs are lower than with genuine slate, but still higher than other materials





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F L A T R O O F

Flat Roof

Don't overlook the idea of installing a new flat roof for your home. Flat roofs are typically associated with commercial buildings but can provide homeowners a modern look and multiple benefits (if installed correctly).

A well-constructed flat roof is actually slightly sloped to prevent significant buildup of rain and snow. However, the mostly-flat nature makes it possible for you to turn the roof into outdoor living space. In some cases, you could install a terrace garden, an open patio, or even install a jacuzzi.

Here are few things to consider before choosing a residential flat roof:

- Less expensive to install than traditional sloped roofs
- Scuppers and downspouts require regular inspection to ensure proper water drainage
- Flat surface absorbs heat, offsetting some of your heating costs in the winter months
- Snow and ice accumulation must be constantly monitored because excess weight can damage the roof
- More durable materials are now available, but rips, punctures, and scuff damage still must be addressed regularly





Conclusion

There are pros and cons to every exterior home renovation. Even if you know upgrading your roof can increase home value, there are still plenty of decisions to be made.

The best way to ensure high ROI on your exterior renovation projects is to trust experts who specialize in suggesting the right materials and high-quality construction.

That's where Exterior Medics comes in. We're an award-winning residential and commercial exterior home improvement and roofing contractor, serving Greater Washington.

When it comes to service and execution, we're unmatched in Northern Virginia. Voted Angie's List Superservice Award Winner for 5 consecutive years, our team handles every project with utmost care and focused attention to every detail. We consider every home we touch our masterpiece, and every homeowner we work with—a beloved, respected, and precious part of our Exterior Medics family.

Whenever you're ready for your next exterior renovation, give us a call to see how we can help.

And make sure you download the remaining installments of this series on increasing home value where we discuss other exterior projects like siding, windows, masonry, and more.





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