



SPRINGING INTO THE IOWA SUMMER

TOP 3 HOME IMPROVEMENT CONCERNS

Spring is springing, and summer is coming!

It's a great time to stop, smell the flowers, and evaluate the health of your home's exterior.

Winter and spring storms can take a toll on your roof and siding. From wind-blown shingles, damage to the roof from fallen trees and debris, leaks from wind-driven rain, lightning strikes, and hail damage, your house may be a little worse for wear!

In this guide, we'll talk about:

- Your Roof: When to repair, when to replace
- Your Siding: Does yours need repair, or is this summer a good time to upgrade? You've got choices!
- Your Windows: Switching to more energy-efficient windows makes sense – is now the best time?

Hedrick Construction is pleased to offer free estimates and evaluations to help you decide what to repair, what to replace, and what to schedule for upcoming seasons.

Call us today to schedule your free consultation!

SUMMER CONCERN #1

YOUR ROOF: SHOULD YOU REPAIR OR REPLACE?

To decide whether you should repair or replace your roof, consider a few things.

How are your shingles?

Replacing a few damaged shingles is relatively simple, but if many shingles or large areas of your roof are affected, roof replacement may be the better option. Visually inspect your house to answer the following questions:

Are many shingles curled or warped? Widespread warping of shingles can be a sign of improper installation or poor roof ventilation.

Are your shingles visibly losing granules? The purpose of the granules on asphalt shingles is to protect them from solar radiation and weather to better preserve their integrity. Although some granule loss is natural as a roof ages, if you see bald patches or damage from storms or hail (indentations or divots), you may need to replace!

TIP: A pattern of horizontal lines showing where granules have worn off a couple of inches beneath the shingle above can indicate that the seals around the shingles have broken, making water infiltration more likely.

Are a lot of your shingles missing? Shingles may be blown off from wind or damaged by falling trees and storm debris. Individual shingles can be replaced, but if many are missing, it may be time for a whole new roof.

Are many shingles dried out or cracked? Shingles can dry out and crack, especially in intense heat. When this happens, water can penetrate the shingles and damage the roof deck underneath.





What is your roof's age & overall health?

Does your roof have old leaks or leaks in several places? Most leaks can be repaired without replacing the entire roof. Some leaks can be repaired by replacing flashing and re-sealing vent and pipe openings. Extensive leaking, however, means it is likely that the roof deck has suffered significant water damage.

Does your roof sag? A sagging roof suggests lack of structural support for its load. This can happen as a result of poor construction, damage, or the deterioration of age. It's important to have a sagging roof evaluated promptly to prevent collapse.

Is your roof old? If your roof is nearing the end of its life, it is rarely worthwhile to repair damage. You will likely save money in the long run by replacing the roof when you start to have problems.

Have you let moss and algae build up over time? Moss and algae should always be quickly removed from a roof. As they grow, they will penetrate shingles, causing granule loss and eventual leakage.

What are your other economic concerns?

Do you need to sell soon? Although the average cost in the Des Moines area to replace a roof in 2015 was \$23,432, and the average amount recouped in a sale was \$10,000 (42.7%), a new roof can help a home sell faster and easier.¹

Was your damage caused by a storm? If something sudden and unforeseen has caused damage to your roof, your homeowners' insurance may cover repairs.

1. 2020 Cost vs. Value Report, Regional City Data - Des Moines, Iowa. https://s3.amazonaws.com/HW_Assets/CVV_Assets/2020/Consumer/desmoinesia.pdf

Need a new roof? We've got choices!

As the spring showers dry up, summer is the perfect time to replace your roof!



Asphalt shingles are the most popular roofing material choice. They're cheap, dependable, and easy to install, and individual shingles can be easily repaired or replaced.

Steel roofing is gaining popularity. Though older metal roofing was noisy during storms, subject to rust, and a poor insulator, today's metal roofing provides homeowners with an excellent balance of affordability and durability.



- **Sound-deadening** insulation and plywood sheeting help minimize noise.
- **New metal roofing** is stone coated to resist rust, mildew, fire, insects and rot and should last for decades with minimal maintenance.
- **Metal reflects radiant heat** from the sun, minimizing midday heat gain and saving on air conditioning. Modern installation systems utilize a dead-air space between the metal and roof deck to increase energy efficiency and improve insulation.



Flat roofing: Do you have a flat roof? We have a solution. Our team of roofers has specialized training in installing rubber roofing membranes, which are seamless, weather-resistant and help to prevent the detrimental effects of UV rays. Rubber membrane roofing can be economical and beneficial for either for commercial or residential properties, but specialized installation experience is essential. We have the knowledge and experience to do the job right!

SUMMER CONCERN #2

WINDOWS

Were your windows a little drafty this winter? Did they let some of spring's showers in at the seams? As you pop open those windows to let in the summer breezes, you might also notice that they stick and are difficult to open. Is it time to replace them, or do you just need a repair? Hedrick's window professionals are experts in repair, replacement, and improvement.

Repair

Small fixes can have big effects.

- **We can help you** evaluate whether repairs to your windows can be done cheaply and efficiently. Improving window seals, gaskets, and surrounding caulk can make a significant difference in their efficiency and comfort and extend their useful lives.

Renew

Window wrap improves energy efficiency of your existing windows.

- **To improve the energy efficiency** of your home or business without full window replacement, Hedrick Construction offers professional installation of window wrap, a transparent layer of plastic that is sealed over your window. Properly installed window wrap seals air leaks, reduces street noise, and prevents water infiltration, making your home a more comfortable and enjoyable place.





Replace

Let us help you find the perfect windows.

Window replacement can change the whole look and feel of your home as well as improve your quality of life! If you're planning on selling your home, windows are a good return on your investment in the Des Moines area - about 72.1% - and will increase your home's marketability and curb appeal.²

If it's time for a change, we offer vinyl and metal-reinforced windows in the following styles, from superior brands such as Ply Gem, Alliance, Envirosealed, and Marvin:

- **Single or Double Hung**
- **Casement**
- **Slider**
- **Bay**
- **Bow**
- **Picture**
- **Garden**

Vinyl windows are economical and easy to install. They provide high degree of insulation, reducing energy consumption and utility costs while increasing the comfort of your home. They require almost no maintenance and are recyclable.

2. 2020 Cost vs. Value Report, Regional City Data - Des Moines, Iowa. https://s3.amazonaws.com/HW_Assets/CVV_Assets/2020/Consumer/desmoinesia.pdf

SUMMER CONCERN #3

SIDING

Your siding takes a beating in all weather, from winter's driving storms to summer's bleaching sun. As the weather warms up, you should visually inspect your siding for cracks, dents, splits, or divots. This kind of damage could let moisture into your home, causing other problems like rot and mold, as well as sapping your home's efficiency. You might also consider replacing your siding if it's time to replace your windows - doing both together can save you money and time.

If all you need is some repair work, Hedrick can take care of that, too. We'll inspect your siding and give you a free, no-commitment estimate for repairs or replacement!



If it's time to replace:

Start with energy-efficient house wrap.

House wrap is a lightweight synthetic material installed beneath your siding. It provides a weather-resistant barrier that minimizes moisture and improves your home's energy efficiency. Installation of house wrap keeps warm air inside during the winter and hot air outside in the summer to provide efficient home comfort.

Then, choose the right siding for you.



Vinyl Siding: Vinyl is a strong, durable solution that eliminates the need to paint, a selling point for many homeowners. It comes in a wide range of styles and colors. The material is very affordable, and because it can be installed much more quickly than wood, installation costs are lower as well.



Fiber Cement: Fiber cement siding is composed of sand, cement, and cellulose fibers and is both nontoxic to the environment and naturally fire-resistant. It also resists rot, insects, and damage from severe weather such as hail and heavy winds, and it carries up to a 15-year warranty. Fiber cement siding requires occasional painting, giving you the opportunity to change its color; it comes in a wide range of colors and styles that can mimic the appearance of wood, stucco, or masonry.



Steel: Steel siding is also available in a variety of colors and styles, and it provides superior protection from weather, moisture, and pests. It resists dents and chips and does not rust, so it requires very little maintenance – it can last 40 years or more before needing to be repainted. It is also 100% recyclable.



Brick & Stone: Brick and stone are durable, weather-resistant, fireproof, and insulate the home well from fluctuating outdoor temperatures. They require very little maintenance and lend a natural, timeless beauty to your home.

WHY SAY YES TO IMPROVED ENERGY EFFICIENCY?

Repairing or replacing your roof, windows, and siding can improve your home's energy efficiency exponentially! But why does that matter?

Tax Credits

Using the Non-business Energy Property Credit, homeowners can claim 10% of the cost of eligible improvements, excluding labor or installation costs, up to \$500. This can mean more money back on your tax return!

Qualified energy-efficiency improvements include:

- Insulation that reduces heat loss or gain (like our house wrap)
- Exterior windows, skylights, or doors
- Storm windows and storm doors installed over certain types of windows and doors
- Metal and certain asphalt roofs designed to reduce heat loss or gain

The Non-business Energy Property Credit has some restrictions and rules, consult with your tax professional.³

Lower Bills

Replacing old windows with certified energy-efficient windows lowers household energy bills by an average of 12 percent nationwide! Now that's something to cheer about.

Environmental Responsibility

Lower energy consumption also reduces greenhouse gas emissions from power plants and shrinks a house's carbon footprint. So improving your energy efficiency isn't just good for you, it's good for everyone!

3. As of December 20, 2019, the credit was effective through 2017; it may be extended further to cover 2018 and/or future years. <https://www.irs.gov/pub/irs-pdf/i8908.pdf>



WANT TO KNOW MORE?

Hedrick's professional contractors will work with you to plan your summer home improvement projects from start to finish. From a free inspection and estimate through the final walkthrough, our experienced team will be with you every step of the way.

A more beautiful, energy efficient home can be yours this summer – call us today!

Get A **FREE** ESTIMATE
CLICK HERE

