



ROOF REPLACEMENT EVALUATION WORKSHEET

ONE SET OF QUESTIONS ACROSS EVERY ROOFING MATERIAL | TWIN CITIES METRO

These questions work across asphalt, metal, composite, and natural slate or shake, so every roofing option on the table answers the same facts.

FOR EVERY MATERIAL

- ☐ **Get the impact class and fire rating in writing.**
UL 2218 Class 4 is the top impact class. Confirm whether Class A fire is native to the product or requires a specific underlayment assembly.
- ☐ **Get the wind rating for the specific product and install method.**
- ☐ **Read the warranty in two parts.**
The structural coverage and the finish or granule coverage, plus what prorates and what transfers on sale.
- ☐ **Confirm the Minnesota code items.**
An ice barrier from the roof edge to at least 24 inches inside the exterior wall line, and attic ventilation of at least 1 square foot of vent area per 150 square feet. These apply to every covering.

IF YOU ARE SWITCHING MATERIALS

- ☐ **Get a structural and watershed review before committing.**
Real slate runs 800 to 1,500 pounds per square. Weight, underlayment, and the way water and melting ice move at the eaves, valleys, and flashings all change with the covering.
- ☐ **Plan the snow behavior.**
Slick coverings shed snow in sheets. Snow guards belong over every walkway, entry, gutter, and parking area.

FOR THE RESERVE

- ☐ **Match the grade to the reserve horizon, not the sticker price.**
Architectural is the sensible floor for most associations. Where hail is a repeated loss line, Class 4 or a sealed deck can reduce damage and, potentially, premiums. Confirm any discount with your carrier.

ROOFS ON THE RESERVE SCHEDULE?

A first call takes about fifteen minutes and costs nothing, 612-440-8660. Start at trupointhoa.com/knowledge-center/