

When you invest in a new roof, the warranty is part of what gives you peace of mind. Whether you hire a residential roofing company for your home or commercial roofing contractors for a large facility, your warranty protects you against manufacturing defects and, sometimes, workmanship issues. But many homeowners and building managers only learn after a leak or storm that their warranty has been voided—often by preventable mistakes. As licensed roofing company professionals, we've outlined the most common reasons warranties fail, how to protect your coverage, and what to do if you think your warranty is at risk.



Body

Understanding the types of roof warranties There are generally two types of warranties you'll encounter:

- **Manufacturer (material) warranty:** Covers defects in roofing products like shingles, membranes, and underlayments. Terms vary widely by brand and product tier.
- **Workmanship (labor) warranty:** Issued by the installer, this covers errors in installation for a set number of years.

Some systems combine both through enhanced or extended manufacturer-backed warranties, but these often require installation by certified contractors and strict adherence to system specifications. Working with local roofing experts who are certified by your chosen manufacturer is one of the best ways to preserve eligibility.

Common actions that void roof warranties

1) **Unapproved roof modifications or penetrations** Adding a satellite dish, solar panels, skylights, HVAC curbs, or new vent penetrations without following manufacturer details—or without a professional [commercial roof repair company near me](#) roof inspection—can void coverage. Manufacturers typically require specific flashing kits, fasteners, and sealants. Always consult a licensed roofing company **commercial roofing repair contractors near me BP Builders | Roofer, Roof Replacement, Roofing Company & General Contractor** before any trades penetrate the roof.

2) **Using non-approved accessories and components** Mixing and matching components (e.g., underlayment, ridge vents, adhesives, or edge metal) that aren't part of an approved system can undermine performance and cancel warranty protections. Commercial roofing contractors especially must follow specified assemblies for single-ply or built-up systems. Keep records of all materials used.

3) Improper installation by non-certified crews Even the best roofing materials can fail if improperly installed. Many warranties require installation by certified or authorized contractors. Searching “roofing contractors near me” is a start, but verify certifications with the manufacturer and check references. A reputable residential roofing company or commercial specialist will provide documentation of training and approvals.

4) Poor ventilation and moisture control Inadequate attic or deck ventilation is a leading cause of premature shingle failure, mold, and ice dams. Manufacturers often specify minimum net free ventilation area or balanced intake/exhaust configurations. If ventilation [metal roof sealant company](#) is insufficient, a manufacturer can deny claims for shingle curling, granule loss, or deck rot. Request a professional roof inspection to verify ventilation meets standards.

5) Pressure washing or harsh chemical cleaning Power washing, bleach, solvents, and abrasive cleaning can strip protective granules or degrade membranes. Most warranties forbid these practices. If roof cleaning is needed, hire roof repair services familiar with soft-wash methods approved by the manufacturer.

6) Layering new roofing over old without approval Recovering a roof instead of tear-off can be acceptable in some jurisdictions, but it must meet code, weight limits, and manufacturer rules. Installing new shingles over damaged or uneven layers can cause telegraphing, poor fastening, and heat buildup—often voiding warranties. Discuss the roof replacement cost difference between tear-off and recover with local roofing experts before deciding.

7) Failure to perform required maintenance Warranties don’t cover neglect. Clogged gutters, debris buildup, ponding water, or ignored minor leaks can lead to damage that’s excluded. Many warranties stipulate periodic inspections and documented maintenance. Schedule annual or biannual professional roof inspections and after major storms.

8) Unauthorized repairs or patchwork DIY patches, incompatible sealants, or repairs by non-qualified handymen can void warranties. If you need emergency roof repair after a storm, call a licensed roofing company that follows manufacturer repair protocols and can document materials and methods.

9) Solar installations without coordination Solar arrays can be compatible with warranties if proper racking, waterproofing, and attachment details are used. However, third-party installers sometimes penetrate the roof without coordination. Require your solar provider to work with your roofer and obtain manufacturer-approved details to preserve coverage.

10) Failure to register or transfer the warranty Some warranties must be registered within a specific timeframe after installation. Others allow one transfer to a new owner within a window. Missing these deadlines can forfeit coverage. Keep copies of registration confirmations and transfer deeds.

How to protect your roof warranty

- Choose the right contractor: Prioritize licensed, insured, and manufacturer-certified teams. Look for companies known for the best roofing services in your region, with clear references and warranty literacy.
- Get a full system: Use compatible, approved components from one manufacturer whenever possible. Ask for system-level warranties instead of piecemeal coverage.
- Document everything: Keep proposals, invoices, product labels, lot numbers, photos, inspection reports, and maintenance logs. Documentation strengthens any claim.
- Schedule routine inspections: A professional roof inspection once or twice a year, plus after hail, high winds, or heavy snow, can catch small issues before they become claim-killing problems.
- Coordinate trades: Involve your roofer before anyone adds antennas, skylights, or rooftop equipment. Require adherence to manufacturer details.

- Avoid shortcuts: If a tear-off is recommended, weigh the roof replacement cost against the risk of voiding coverage. Short-term savings can create long-term exposure.

Commercial vs. residential considerations

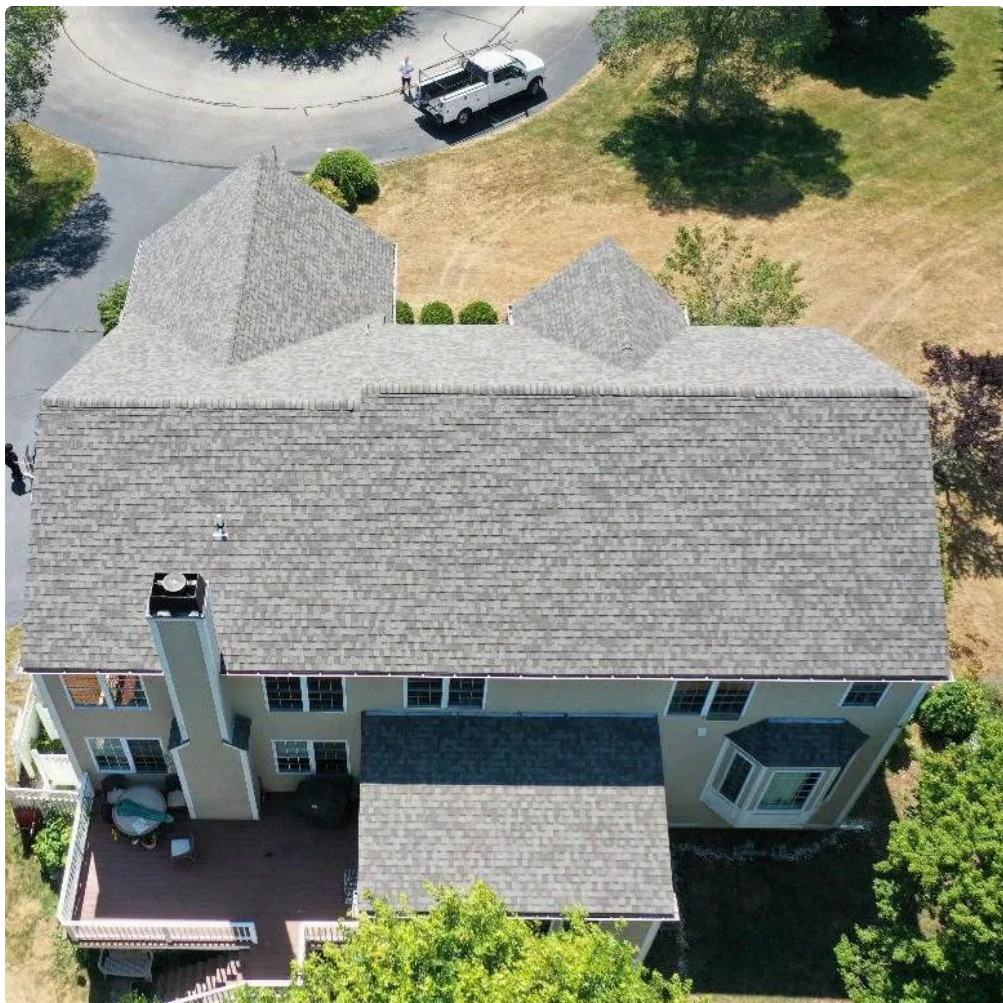
- Commercial roofs: Many commercial warranties require annual inspections and maintenance by approved commercial roofing contractors, and they may include leak-free guarantees contingent on documented care. Ponding water, rooftop traffic paths, and mechanical unit curbs are frequent problem areas. Implement a roof access policy and log all rooftop visits.
- Residential roofs: Homeowners should focus on ventilation verification, attic insulation balance, ice dam prevention, and proper flashing at transitions. Think twice before adding features that penetrate the roof without your roofer's input, and don't allow pressure-washing or nail-over repairs without approval.

What to do if you suspect your warranty is compromised

- Review the paperwork: Read your warranty's terms, exclusions, and maintenance requirements. Identify any obligations like registration, inspection frequency, or approved repair methods.
- Call the installer: Reputable roof repair services will help audit compliance and advise on corrective actions.
- Contact the manufacturer: Ask whether corrective measures can restore eligibility or if a field rep can inspect. Sometimes re-flashing or upgrading ventilation can bring you back into compliance.
- Act fast: If you have active leaks, arrange emergency roof repair to prevent further damage—using approved materials and documented methods—to avoid denial for neglect.
- Consider an independent evaluation: A third-party consultant or local roofing experts can provide an unbiased assessment and help build a claim file.

Cost perspective: paying now vs. paying later

The temptation to cut corners—choosing the lowest bid, skipping tear-off, using generic accessories—often looks attractive when you're staring at the roof replacement cost. But if those decisions void your warranty, the long-term expense can dwarf the initial savings. Investing in certified installation, a complete system, and regular maintenance preserves your coverage and, ultimately, your roof's lifespan.



Questions and answers

Q1: How can I check if my installer is certified for my roof brand? A: Visit the manufacturer's website and use their "find a contractor" tool. Cross-check that the company you choose appears there and ask for current certification documentation.

Q2: Do I need inspections to keep my warranty valid? A: Many warranties require periodic inspections and documented maintenance. Schedule at least annual professional roof inspections and after major storms, and keep records.

Q3: Will adding solar void my warranty? A: Not if done correctly. Coordinate with a licensed roofing company and ensure the solar installer uses manufacturer-approved attachment and flashing details.

Q4: Can I perform minor repairs myself? A: It's risky. Unauthorized repairs often void coverage. Use roof repair services that follow manufacturer protocols and document materials and methods.

Q5: Is a recover (overlay) okay for my **metal roof coating company** home? A: Sometimes, but it must meet code and manufacturer guidelines. Ask local roofing experts to evaluate deck condition, ventilation, and weight limits before deciding; a tear-off may protect both performance and warranty.