

What to Know About Roof Replacement Georgetown TX

When your roof starts showing its age, the decision to repair or replace is rarely simple. I have been through this process with homeowners across Georgetown and Williamson County, and I have seen how the local climate and building practices shape the right answer. A roof replacement Georgetown TX project is not just about swapping old shingles for new ones. It involves choices about materials, ventilation, and long-term durability that will affect your home for decades.

The first thing I tell people is to stop thinking of a roof as a static cover. It is a layered system. Each layer has a job, and if one fails, the whole system can let you down. I remember inspecting a house in Sun City where the original asphalt shingles still looked decent from the street. But the underlayment had turned brittle, and the drip edge had rusted through. The homeowner had been putting off a roof replacement Georgetown TX for three years. By the time I climbed up, the roof deck was already showing soft spots. That kind of hidden damage is common when a roof is past its prime.

Signs That Your Roof Needs More Than a Patch

Not every leak means you need a full replacement. But there are clear signals. If you have curling shingles, missing granules on asphalt shingles, or light coming through the attic, those are red flags. Another clue is granule loss in the gutters. When the surface of an asphalt shingle wears down, the underlying asphalt is exposed to UV light, and the shingle becomes brittle. A roof inspection can catch these issues early. I always recommend a professional inspection after a hailstorm or an extreme heat wave. Georgetown summers are intense, and the freeze-thaw cycles in winter can cause micro-cracks that grow over time.

Inside the attic, look for water stains on the roof deck or dark streaks along the rafters. Those stains often indicate that moisture has been traveling under the shingles for a while. If you find mold or musty smells, the underlayment is probably compromised. In that case, a simple repair will not fix the root cause. You need a full tear-off and replacement.

Materials Matter in Central Texas

Choosing the right material for your [roof replacement Georgetown TX](#) project means balancing cost, durability, and aesthetics. Asphalt shingles are the most common choice here. They are affordable, easy to install, and come in a wide range of colors. But not all asphalt shingles are the same. I look for shingles with a high wind rating and a Class A fire rating. Williamson

County can get straight-line winds that exceed 70 miles per hour during a thunderstorm. A shingle that is not rated for that will lift or tear.

Metal roofing is another option that has gained popularity in Sun City and newer subdivisions. Standing-seam metal panels are durable and reflect heat, which helps with energy bills. But metal roofing requires expansion joints and careful fastening. If the roofing nail is too tight or too loose, the panel can buckle or leak. I have also seen metal roofs fail at the ridge vent because the flashing was not sealed properly. The weather seal around vents and chimneys is critical with any material, but especially with metal because water runs fast and finds any gap.

Some homeowners choose a layered approach. They install a high-quality underlayment like synthetic roofing felt or a self-adhering membrane, then cover it with architectural asphalt shingles. This extra layer of protection can extend the life of the roof by ten years or more. But it adds cost upfront. The trade-off is worth it if you plan to stay in the house for a long time.

Ventilation and Ice Dams: A Local Surprise

Most people in Georgetown do not think about ice dams. But we do get freezing rain and occasional snow. If your attic is not ventilated properly, warm air can melt snow on the roof, and the water will refreeze at the eaves. That ice buildup can lift shingles, damage the drip edge, and push water under the roofing felt. I saw this happen on a house near downtown Georgetown a few years ago. The attic had no ridge vent, only soffit vents. The warm air had no escape, so it pooled at the peak and melted the snow unevenly.

A good roof replacement includes installing a ridge vent or increasing soffit ventilation. The goal is to keep the roof deck temperature close to the outside air temperature. This also prevents moisture buildup in the attic, which can rot the roof deck and reduce the life of the shingles. Some roofing contractors skip this step to save time, but it is a mistake that shows up later.

Permits and Warranties

Building permits are required for roof replacement in Georgetown and most of Williamson County. A permit ensures that the work meets local building codes, including wind resistance and fire safety. I have seen homeowners try to save money by skipping the permit, only to have trouble selling the house later. A buyer's inspector will notice the missing permit and flag the roof as unapproved work.

Roofing warranty terms vary widely. Some manufacturers offer a limited lifetime warranty on the shingles, but that warranty is void if the underlayment or flashing is not installed according to their specifications. A reputable roofing contractor will give you a workmanship warranty for

at least five years. Ask to see the warranty certificate before you sign the contract. Make sure it covers both materials and labor.

Choosing a Roofing Contractor

Finding a good roofing contractor in Georgetown is not hard, but finding one who does thorough work takes a bit of research. Ask for references and look at recent jobs in Sun City or the older neighborhoods near the square. A contractor who has worked in this area for years knows how to handle the soil movement, the clay-heavy ground that can shift foundations and put stress on roof structures. They also know which building inspectors in Williamson County are strict about drip edge installation and proper fastening patterns.

I also recommend getting at least three written estimates. Compare not just the price but the scope of work. Some quotes will include new drip edge, new flashing around the chimney, and a ridge vent. Others will leave those items as add-ons. The cheapest bid is rarely the best value. A roof replacement is a big investment, and cutting corners on materials or labor will cost you more in the long run.

When the work begins, stay involved. Ask to see the old tar paper and underlayment being removed. Check that the new underlayment overlaps correctly and that the roofing nails are driven flush. A good crew will be happy to show you their process. If they rush you or tell you not to worry, that is a red flag.

Roof replacement in Georgetown, TX is a project that benefits from careful planning and honest conversation. Take your time, understand what goes into the layers, and choose materials that match the local weather. Your roof is the first defense against sun, rain, and wind. Getting it right the first time saves headaches and keeps your home dry for years.