



Cardinal Roofing Knowledgebase  
*We've got you covered!*

## **The Differences Between Metal Roofs**

*Metal roofs choices can be as varied as car shopping. You can get a Land Rover, or a Camry. Each one a very good roof, but vastly different in pricing and life expectancy.*

**I always tell our clients to look up more often.** Check out those metal roofs when you hit the beach, see how Busch Gardens or how colleges roof their buildings. When looking at a metal roof, see if you can see exposed fasteners. Those are the screws that are holding down the metal panels to the roof deck. *Metal roofs with exposed fasteners are typically the less expensive type of metal roof.* They are faster to install and take less skill. (Although they still involve a high level of tradesperson skill). The thing is, the metal screws have a neoprene washer that buffers the metal on metal contact. These neoprene washers may crack and degrade over time if care is not used, and proper torque applied as to not crack the neoprene; which leads to there no longer being a buffer between the metals. This will cause corrosion and its very visible on older roofs where you can see rust start to form and streak down the panel, originating from the screws/fasteners. You can maintain the roof and replace these screws, if needed, after a few years, but the time and labor is typically not cost effective. This roof would be on the Camry side of investments.

*The other choice is what is called a true standing seam roof.* This is more of a Land Rover. If you don't wreck it, you do regular maintenance, it will live for a very long time. These roofs are the classic looking metal roof where no fasteners can be seen. The metal panels are fastened to the roof deck, but then the next panel is placed on top of the other's edge and a seaming tool is used to seam the joints together. No exposed fasteners, no neoprene washers to degrade, no areas of rust to develop to weaken the panel. The other penetrations on the roof should be maintained, to ensure that a rogue squirrel hasn't caused damage, or a branch didn't cause an issue with any flashings. The roof is built to last and many historical buildings have this same practice used on their very old, very successful roofs.



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*Another thing to consider when you shop for metal roofing is the gauge of metal. The confusing thing is that the numbers seem to be backwards. 22 gauge is thicker than 29 gauge. A 26-gauge metal panel is the most common. If you get multiple quotes, be sure they are apples to apples. The thickness of metals makes the pricing change dramatically. It can also change the wind uplift rating for the roof as well. Building codes must be followed and you must hire a licensed roofing contractor in the state of Florida to have a metal roof installed. Also, do not install the metal roof over your existing shingle roof. There is no way to truly inspect the roof deck unless the current roofing material is stripped off and actual eyes can inspect, repair and renaill the roof deck to current codes. This ensures the safety of your home and the people and things inside of it.*

**The one place to NOT cut corners, is your roof.**