Austin Roofing Company Warns New-Home Buyers About Builder-Grade Roofs in New Guide Comparing Roof Construction and Roof Replacement

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AUSTIN, TX - November 06, 2026 -
Austin Roofing Company, a Central Texas roofing contractor serving homeowners since 2008, today published a guide comparing new roof construction with roof replacement, and it carries a pointed message for the thousands of buyers moving into new homes across the Austin metro. A roof that passed inspection, the company says, is not the same as a roof built for 25 years of Texas hail and heat.

The guide, Austin Roofing Company?s new construction vs. roof replacement guide, explains that the two projects end with the same shingles but differ in process, price, permits and warranties. New roof construction builds a complete roof system on bare framing as part of a new home, addition, garage or ADU, and costs less per square foot because there is nothing to tear off or haul away. Roof replacement strips an existing roof to the decking and rebuilds the layers on the structure already there, typically in one to three days, at $8,000 to $18,000 for most Austin homes. Replacements in the City of Austin also require a reroof permit, which runs $200 to $500.

The guide?s sharpest section addresses what it calls the builder-grade problem. Production builders bid

roofing by the penny, so many new Austin homes receive the thinnest shingle that meets code, minimal ventilation, and a workmanship warranty that often covers the roof for just one to two years. Manufacturer warranties are only fully valid when the product is installed to spec, and the enhanced tiers require a certified contractor and registration, which means a builder-grade install typically delivers the base warranty at best, and nobody registers it in the homeowner?s name unless someone asks.

?Almost no new home gets its roof from the builder?s own crew. Builders hire roofing subcontractors, usually chosen on price, and the buyer rarely learns who they were,? said an Austin Roofing Company spokesperson. ?None of that is a reason to panic. It?s a reason to ask. The issues fast installation causes, like high nails, missed flashing details and unsealed penetrations, are cheap to fix while they?re still the builder?s responsibility and expensive once they?re yours.?

For buyers who are still building, the guide argues that new construction is the only time five structural decisions are cheap, and each matters more in Central Texas than the shingle color. Roof pitch is effectively permanent, and steeper roofs shed hail and heavy rain better. Radiant barrier decking cuts summer cooling loads and is a minor line item at build time but a full retrofit later. A balanced soffit-to-ridge ventilation design outperforms any pattern of vents cut in afterward. Framing engineered for tile or stone-coated steel keeps every material option open for decades. And masonry counter-flashing, kickout flashing and chimney crickets are cleanest when coordinated during the build. The guide also recommends pricing an upgrade to architectural or Class 4 impact-resistant shingles while the roof is still on paper, noting that Class 4 frequently earns 10 to 30 percent off Texas insurance premiums every year after.

The guide includes seven questions buyers can take to a design meeting or options-sheet signing: which exact shingle line is specified and its wind rating, whether the underlayment is felt or synthetic, whether radiant barrier decking is included, how the attic ventilation is designed and balanced, who the roofing subcontractor is and whether they are manufacturer-certified, whether the manufacturer warranty will be registered in the buyer?s name at closing, and what a Class 4 upgrade costs before construction. Buyers who already own a production home are advised to have the roof inspected before the builder?s workmanship warranty expires and again around year eight to ten, since builder-grade systems age on the fast end of typical lifespan ranges.

Homeowners facing a replacement get a warning of their own. Some quotes offer a ?roof-over,? nailing new shingles over the old layer to skip tear-off. The guide calls it a false middle option: it traps heat, hides the decking condition, adds weight, and causes most manufacturers to cut or void their warranty. A replacement is also the natural moment to upgrade beyond what the house was built with.

Austin Roofing Company works both ends of the metro?s roofing pipeline, from new construction in growth corridors such as Kyle, Buda, Leander, Georgetown and Pflugerville to the replacement wave moving through

neighborhoods built 20 to 30 years ago. The company offers free inspections for new-construction roofs, coordinated scheduling and per-square pricing for builders, and a 10-year workmanship warranty on its installations, with enhanced manufacturer coverage available through its GAF certification.

About Austin Roofing Company

Austin Roofing Company, formerly known as Altair Austin Roofing Company, is a Central Texas roofing contractor that has served homeowners since 2008. Featured on KXAN?s Studio 512, the BBB-accredited company provides roof installation, replacement, repair, storm damage repair, inspections and commercial roofing across Austin and surrounding communities, with 24/7 emergency service.

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Austin Roofing Company, LLC

When you choose Austin Roofing Company, you're getting a team that treats your home with the respect it deserves and delivers results that exceed expectations.

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