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**Q** *My house is on the market and needs a new roof. What should I consider when choosing a new roof?*

**A** A common mistake I see by sellers is to solely consider function (usually the cheapest to get by with), without regard to aesthetics — and thereby negatively impacting the home's curb appeal and narrowing the pool of potential buyers. Look at your home from a distance and evaluate the ratio between the roof and the house. The steeper the roof, the more it affects the overall look of the home, so choosing the right material becomes increasingly important. Certain home styles beg for particular types of roofing, such as a Tudor style with shakes or tile, while others with a simple house body could be jazzed up with a patterned roof. There are a variety of composition shingles now that mock the look of shakes, tile and slate—so a specialty look can be accomplished to suit most budgets. Something to also consider is setting aside money for the new roof as part of the sale, so the buyer can then decide the style and color to their liking.

Questions? Email: [sprickroofing@comcast.net](mailto:sprickroofing@comcast.net)

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