

Replacing a roof is not just a construction project, it is a sequence of decisions, permits, materials, crew coordination, and weather windows that all have to line up. When it runs smoothly, the workday feels like choreography: trucks roll up early, tarps go down, shingles come off in neat arcs, new underlayment snaps tight, and by sunset the ridge cap is on and nails are swept from the driveway. When it does not, one missing drip edge or a surprise sheet of rotten decking can stall the entire day. Understanding the timeline keeps expectations realistic and costs in check, and it helps you choose the right roofing contractor for your home and schedule.

What actually happens during a roof replacement

A full roof replacement involves more than shingles. A reputable roofing contractor will tear off old materials to the deck, repair any rotten or delaminated sheathing, replace flashings, lay ice and water shield where code or climate requires it, install synthetic or felt underlayment, verify proper ventilation, and then install the new roofing system to the manufacturer's specifications. That system might be asphalt shingles, standing seam metal, concrete or clay tile, or a premium composite, each with its own lead times and temperature tolerances. The visible part is only a fraction of the work. The details that keep water out for twenty to thirty years are often hidden under the finish layer.

Phase 1: First contact and initial inspection

Most homeowners start with a search like roofing contractor near me. That is a sensible first step, but proximity alone does not guarantee quality. Look for a company that answers the phone, schedules promptly, and sends a project consultant or inspector who actually climbs the roof, not just a salesperson with a pitch book. A thorough inspection generally takes 45 to 90 minutes for a typical single family home with 2,000 to 3,000 square feet of roof area.

Expect the inspector to do three things. First, assess the exterior: shingle condition, granular loss, curling, exposed fasteners, soft spots that signal bad decking, flashing integrity at chimneys and walls, and the condition of penetrations like vents and skylights. Second, check the attic for daylight at seams, water staining, mold presence, insulation coverage, and the intake and exhaust balance for ventilation. Third, take measurements, either by hand or with a drone capture and software that converts images to accurate takeoffs. If a company offers a quote sight unseen, you may get a low price with a long list of change orders later.

Anecdote from the field: on a 1968 Cape Cod with a modest 24 square roof, our inspector found three soft spots along the north-facing eaves. The shingles did not look terrible from the street, but the attic showed faint tea-colored streaks on the rafters. That small clue saved the homeowner a surprise on install day, and we built in a contingency for up to six sheets of decking.

Phase 2: Scope, estimate, and options

After inspection, a roofing contractor should present a written scope with line items. It should name materials by brand and product line, not just "30-year shingle," specify underlayment type, list all flashings to be replaced, call out chimney counterflashing if needed, include ice barrier coverage in feet from the eaves if applicable, and address ridge ventilation or equivalent. For most asphalt shingle projects in moderate climates, you can expect a complete written estimate within 24 to 72 hours.

Pricing varies by market, pitch, complexity, and access. As a rough range, a 25 to 35 square asphalt roof might run 9,000 to 24,000 dollars in many regions. Steep slopes over 8:12, multiple valleys, dormers, or layers of tear-off raise costs. Metal increases material cost and lead time, while tile adds structural considerations and staging time. A bid that seems too low often omits line items, like new step flashing at walls, or assumes zero decking repairs. A good roofing contractor will show allowances, for example, a per-sheet price for decking replacement if discovered during tear-off.

This is also where you discuss options. Maybe you are choosing between a budget laminated shingle and a high-definition architectural line with an algae-resistance warranty. Maybe you want to move from can vents to a continuous ridge vent and add additional soffit intake. Perhaps you have solar to detach and reset, satellite dishes to relocate, or a skylight at the end of its service life. Clear decisions now remove friction later.

Phase 3: Contracts, permits, and scheduling

Once you accept a proposal, the clock starts on paperwork. Many municipalities require permits for a roof replacement, even if the structure does not change. Permit turnaround can run from same day to 10 business days. Some historic

districts or coastal zones require additional approvals. In HOA communities, architectural review can add a week to three weeks, particularly if color selection needs approval. Plan for these windows when you are choosing installation dates.

Your contract should include payment terms, start and completion windows, scope in plain language, change order process, warranty details from both the manufacturer and the installer, and proof of insurance. Deposits vary, but 10 to 30 percent is common that covers materials ordering and slotting the crew. Be wary of any roofing companies asking for the full amount upfront.

Scheduling depends on material availability, crew load, and weather. Asphalt shingles are usually available within a few days. Specialty colors can take one to two weeks. Standing seam metal panels are often made to order with a two to four week lead time. In peak season, a reputable company will book one to three weeks out. A sudden storm event can push those timelines as crews pivot to emergency repairs. A steady company will communicate proactively if your date needs to slide because of weather or supply delays.

Phase 4: Staging, protection, and tear-off day

The day before installation, the supplier may deliver shingles, underlayment, and accessories on a boom truck directly to the roof, or they might deliver to the driveway under a tarp. Dumpsters or dump trailers are placed where the crew can toss debris safely. Good Roofers lay protection: plywood sheets against garage doors, tarps over landscaping, plywood pathways if soils are soft, and temporary covers over pools or ponds. They will confirm power outlets, note where pets will be during the day, and point out any delicate items around the home that should be moved.

On the morning of tear-off, expect a crew of 4 to 8. A foreman will walk the project with you, review any special notes, and confirm the plan. Tear-off begins at the ridges and works down. If there are two layers of shingles, labor and disposal increase. If your house has cedar shakes under an old layer of asphalt, expect dust and more extensive decking repair because older shakes often ride on spaced sheathing that no longer meets code for asphalt shingles.

Time on site depends on size and complexity. Many 25 to 35 square roofs finish in one long day, particularly on a single story with simple planes. Steeper two story homes, complex valleys, or multiple skylights often take two days. Metal and tile frequently run three days or more. Weather can pause work if winds exceed safe limits or if rain threatens during the underlayment phase.

Phase 5: Decking repairs, underlayment, and flashing

Once the old roofing is off, the deck is inspected. This is the most honest moment in the project. You can see where plywood has delaminated, where OSB has swelled along eaves, or where tongue and groove boards have split at knots. A seasoned foreman will invite you to look, take photos, and confirm the number of sheets to replace. In the 1968 Cape Cod mentioned earlier, we replaced five sheets, not six, and added a 2x6 nailer along a rafter tail line that had softened. This added about three hours to the day, and 325 dollars per sheet was a fair allowance in that region.

Underlayment goes in next. In cold climates, an ice and water shield extends from the eaves up the roof at least 24 inches inside the warm wall, sometimes more depending on local code. Valleys, hips, and around penetrations get the same peel-and-stick membrane. A synthetic underlayment covers the remaining deck. The crew snaps chalk lines for straight courses. Flashings at walls and chimneys should be replaced, not reused. Chimney counterflashing may require grinding a reglet into the mortar joint for a clean mechanical lock, not just surface caulk.

Ventilation is checked and corrected. Baffles in the attic may be added to keep insulation from choking soffit intakes. If the plan calls for a ridge vent, the crew cuts a slot along the ridge, leaving solid wood at hips. Proper ventilation is not a nice-to-have, it is the system that minimizes ice dams, reduces summer attic heat, and preserves shingle life.

Phase 6: Installing the new roof

With the substrate ready, the visible work accelerates. Starter strips go on at eaves and rakes. Shingles or panels are installed per manufacturer specs. Nail placement matters. Too high and you miss the double thickness that resists wind uplift, too low and nails will show or cause leaks. Most architectural shingles use four to six nails per shingle, with six recommended in high wind zones.

Valley treatment is a detail that separates average from excellent. An open metal valley sheds water fast, a closed cut valley looks seamless but must be done cleanly to avoid water tracking laterally. Both work when correctly installed. At penetrations, boots should be new and seated tight under the upslope course. Satellite dishes should not be remounted on the roof [affordable roofing companies](#) if you can help it, a wall or gable mount avoids future penetrations.

For standing seam metal, panel layout must anticipate expansion and contraction. Fasteners should be concealed in clip systems where possible, and trim details around chimneys require patience. Expect more shop-fabricated pieces and a slower pace than shingles, which is normal.

On most shingle projects, the field installation takes 5 to 10 hours once tear-off and deck prep are finished. Metal and tile take longer because each piece requires more alignment and fastening.

Phase 7: Site cleanup and final detailing

Good crews clean as they go. Debris goes straight to the dumpster, not into flowerbeds. At the end of the day, magnets roll across lawns, driveways, and along fence lines. Gutters are rinsed to flush granules. Any siding scuffs from ladders are wiped or touched up. The foreman walks the roof to check ridge caps, end laps, and sealant points at flashing heads.

If you have pets or children, ask for a second magnet sweep the following morning after everything has settled. Nails hide in grass. A conscientious team will return for a quick pass.

Phase 8: Punch list, warranty, and payment

Before final payment, walk the job with the foreman or project manager. Look at the ridge lines for straightness, confirm the color blend across planes, check that all vents are seated, and ask to see photos of critical flashings you cannot easily view from the ground. Verify downspouts are reattached and that driveway protection is removed.

You should receive warranty documentation. Manufacturer warranties vary, but many offer 30 to 50 year limited warranties on materials, often pro-rated, with enhanced non pro-rated periods if the system is installed by certified roofing contractors and registered. Workmanship warranties from the installer commonly run 5 to 10 years. Know who to

call if something leaks at year three. Keep a copy of the permit closeout or inspection approval if your city requires it; future buyers and insurers appreciate that record.

Final payment typically comes after substantial completion and final walkthrough. Avoid paying in full until the punch list is complete and the dumpster is gone.

A realistic timeline at a glance

Here is a compact view of how long common steps take when nothing unusual pops up.

- Initial inspection and estimate: 1 to 3 days total from site visit to written proposal.
- Permitting and HOA approvals: same day to 3 weeks, with most municipalities at 1 to 10 business days.
- Scheduling and material logistics: 3 to 14 days, longer if special-order colors or metal panels are involved.
- Active construction: 1 to 3 days for most asphalt shingle roofs, 2 to 5 days for metal or tile.
- Final inspection, punch list, and paperwork: same day to 3 days after install, depending on municipal inspection timing.

That is one list. We have room for one more later.



Weather, temperature, and the season factor

Weather shapes roofing schedules more than any other variable you cannot control. Shingles prefer temperatures above 40°F for proper sealing. In colder months, manufacturers allow installation, but seal times are slower and additional hand-sealing at ridges and rakes may be required. In hot climates, mid-summer installations may start at sunrise and pause mid-afternoon to keep crews safe and materials manageable. Wind is the silent disruptor. Gusts above 25 to 30 mph make tear-off hazardous and can tear underlayment as it is rolled out. A good foreman will stop work if it is unsafe, even if the schedule tightens.

Rain forecasts are judgment calls. Many Roofers will proceed if a clear morning is expected with showers late afternoon, provided they can dry-in the roof before the weather hits. If your contractor cancels the morning of a scheduled job because radar shifted, that is a sign of prudence, not disorganization. Ask how they plan for sudden weather, what their dry-in protocol is, and how they protect open decking if a cell pops up.

Special cases that add days

Some projects carry legitimate complications:

- Solar detach and reset: coordinate with your solar provider. Removing and reinstalling arrays can add a day, and scheduling the solar crew can extend the overall timeline by one to three weeks.
- Asbestos or shake tear-off: older homes with asbestos-containing materials require abatement, which is a separate licensed process and adds cost and at least several days of lead time. Cedar shake underlayment may necessitate new solid decking across the entire roof.
- Historic or HOA color approvals: strict guidelines can extend the front end by weeks. It pays to bring color samples, not just photos, to the review committee.
- Chimney rebuilds: if the masonry is crumbling, you may need a mason before flashing can be properly integrated.
- Skylight replacement: modern skylights are far more efficient. Replacing them during the roof job is smart, but custom sizes can take one to two weeks to arrive.

Notice how all of these are manageable with planning. Surprises are expensive when discovered at 10 a.m. On tear-off day. A disciplined roofing contractor will probe for these early.

Insurance claims and storm work

If a storm triggered the project, the timeline takes on a second track: documentation and carrier approval. Your contractor should photograph every slope, hail impacts, wind creases, collateral damage on soft metals, and interior staining. Carriers often respond within a week to two weeks. Once approved, supplements for required code upgrades, like ice and water barrier or nailing patterns, can add another few days. Reputable roofing companies know the documentation carriers accept and keep the process moving without overpromising.

Be cautious during storm surges when out-of-town crews flood the market. Some are excellent and ethical, some disappear after the last job. If you value long-term support, choose a contractor with a local footprint, a real office, and a history of standing behind their work.

Preparing your home for install day

Small steps make install day smoother and safer. Here is a short checklist homeowners can handle the day before work begins.

- Move vehicles out of the garage and driveway to protect them and open staging space.
- Take fragile items off walls and shelves; hammering can shake older plaster.
- Cover attic storage with plastic or old sheets to catch dust and granules.
- Mark irrigation heads and ask the foreman to avoid them when placing ladders and dumpsters.
- Arrange for pets to be indoors or off-site; the noise can be stressful.

That is our second and final list.

Picking the right partner for the timeline you want

Timelines are not just about speed, they are about control. The best roofing company for your project is the one that communicates clearly, documents thoroughly, and shows up with a plan tailored to your home. When you speak to roofing contractors, listen for specifics. If a representative says, “We will be done in a day,” ask how many squares your roof is, how many crew members will be on site, and what their dry-in protocol is if the afternoon brings a storm. Ask to see a sample contract and a recent permit pulled in your municipality. Ask for three local addresses you can drive by, ideally one finished last month and one a few years old.

If you are searching for a roofing contractor near me, pay attention to how quickly they schedule the inspection and whether the inspector climbs into the attic. If a company insists that flashing can be reused or that ventilation does not matter, keep looking. The cheapest bid today is rarely the lowest cost over the life of the roof.

What a smooth project feels like

On a well-run project, here is what you will notice. You receive a call or text the day before delivery and again the morning of install. The crew arrives when promised, the foreman introduces the team, and protection goes up before tear-off. As the deck is exposed, you get photos or a quick walkthrough to approve any decking replacements against the allowance in your contract. By midday, underlayment is complete over any open areas, and the crew is installing new material on the leeward side to keep progress steady if winds pick up. By late afternoon, ridge caps go on, vents are in place, and the magnet sweep begins. Before the crew leaves, the foreman reviews the work, points out key details, and schedules a follow-up for the final invoice and warranty packet. If an inspector from the city needs to sign off, the contractor handles the appointment and lets you know when it is cleared.

Cost control through timeline management

Time is money on a roof, often in subtle ways. A one-day delay because a supplier shorted a roll of ice and water shield can ripple into a weekend when rain arrives. Crews held on standby still cost the company, and that overhead shows up somewhere. Conversely, rushing a project into a marginal weather window can lead to callbacks that burn the contractor’s margin and your patience. A mature company balances efficiency with caution. They also build realistic buffers. In our shop, for example, we slot a 30 square shingle job for two days during the shoulder seasons. If it finishes in one, great. If decking repair or a lunchtime storm slows us down, we are not scrambling.

Your part of cost control is approving decisions promptly. If the foreman calls with photos of rotted decking and you do not answer for three hours, the crew may have to tarp the roof and return the next day, which complicates schedules. Share your best contact number and be available during tear-off hours.

Aftercare and the first heavy rain

The first storm after a new roof is a fair test. Go outside during the downpour and look at how water sheds off valleys and into gutters. Check your attic with a flashlight after the storm, especially around chimneys, skylights, and plumbing stacks. A few granules in the gutters are normal in the first weeks as the surface sheds. If you see a drip or stain, call right away. Quality roofing companies treat a post-install leak as an all-hands issue. They will send a tech, even if it is just to reassure you that the noise you heard was a downspout pop, not a leak.

Keep the paperwork where you can find it. If you sell your home, a transferable warranty and proof of permits help your buyer's comfort and sometimes the appraisal. Put a reminder on your calendar to clear gutters and check attic ventilation annually. A roof is not maintenance free, but with minimal care it will deliver decades of service.

Final thoughts from the scaffold

If you are comparing bids, pay as much attention to the story of the timeline as to the line item total. The crew that explains why they stage materials a certain way, how they protect your landscaping, how they handle a surprise soft deck, and when the inspector shows up is showing you how they think. That mindset correlates strongly with leak-free roofs and a calm, predictable project. Roof replacement is one of the larger checks many homeowners write. It is not a luxury to expect clear communication and a pace that respects your time and your house.

Choosing among roofing companies is easier when you understand the phases, the durations, and the variables. Look for roofing contractors who turn those variables into a plan, not a guess. When that happens, the day the trucks arrive will feel organized instead of chaotic, and the last sweep of the magnet in your driveway will mark the end, not just a pause, in the process.

Semantic Triples

<https://homemasters.com/locations/portland-sw-oregon/>

HOMEMASTERS – West PDX is a trusted roofing contractor serving Tigard and the greater West Portland area offering siding and window upgrades for homeowners and businesses.

Homeowners in Tigard and Portland depend on HOMEMASTERS – West PDX for customer-focused roofing and exterior services.

The company provides inspections, full roof replacements, repairs, and exterior solutions with a experienced commitment to craftsmanship.

Reach their Tigard office at [\(503\) 345-7733](tel:5033457733) for exterior home services and visit <https://homemasters.com/locations/portland-sw-oregon/> for more information. Find their official location online here: <https://maps.app.goo.gl/bYnjCiDHGdYWebTU9>

Popular Questions About HOMEMASTERS – West PDX

What services does HOMEMASTERS – West PDX provide?

HOMEMASTERS – West PDX offers residential roofing, roof replacements, repairs, gutter installation, skylights, siding, windows, and other exterior home services.

Where is HOMEMASTERS – West PDX located?

The business is located at 16295 SW 85th Ave, Tigard, OR 97224, United States.

What areas do they serve?

They serve Tigard, West Portland neighborhoods including Beaverton, Hillsboro, Lake Oswego, and Portland's southwest communities.

Do they offer roof inspections and estimates?

Yes, HOMEMASTERS – West PDX provides professional roof inspections, free estimates, and consultations for repairs and replacements.

Are warranties offered?

Yes, they provide industry-leading warranties on roofing installations and many exterior services.

How can I contact HOMEMASTERS – West PDX?

Phone: [\(503\) 345-7733](tel:5033457733) Website: <https://homemasters.com/locations/portland-sw-oregon/>

Landmarks Near Tigard, Oregon

- **Tigard Triangle Park** – Public park with walking trails and community events near downtown Tigard.
- **Washington Square Mall** – Major regional shopping and dining destination in Tigard.
- **Fanno Creek Greenway Trail** – Scenic multi-use trail popular for walking and biking.
- **Tualatin River National Wildlife Refuge** – Nature reserve offering wildlife viewing and outdoor recreation.
- **Cook Park** – Large park with picnic areas, playgrounds, and sports fields.
- **Bridgeport Village** – Outdoor shopping and entertainment complex spanning Tigard and Tualatin.
- **Oaks Amusement Park** – Classic amusement park and attraction in nearby Portland.

Business NAP Information

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