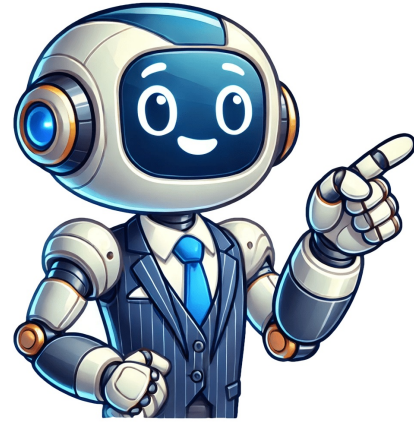


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GAF is at or near the top of the best-selling asphalt shingles list. Is GAF's enviable market share the result of consistent quality and performance, or is it driven by a large marketing budget that helps cover its flaws? Let's explore. GAF Woodland Shingles Roof via GAF

There are obvious things to like about GAF – the wide selection of asphalt shingle styles and colors are sold nationally, and if you need more of the same shingles five or ten years later, they will likely be available. On the downside, it is well documented that GAF, like most other shingle manufacturers, sometimes denies warranty claims that seem legitimate. The company settled a major class action lawsuit over warranty claims on defective shingles manufactured from 1998 to 2009, primarily at one plant. Let's dig deeper. Are GAF Shingles the Right Choice for Your Home? This investigative look at GAF shingles is for homeowners who are considering GAF products and want to do their due diligence before making the roofing material decision. This gives you the perspective of contractors that have installed GAF shingles for decades, home inspectors that have inspected hundreds of GAF-covered homes, and homeowners that live with GAF shingles on their roofs every day. Pros Let's look at the GAF shingle pros from the three perspectives mentioned. Installers, inspectors and homeowners. Why roofing contractors like GAF shingles: There are a couple reasons that most roofers are happy to install GAF products, and some swear by them. The GAF complete roofing system: When you purchase mechanical systems, an HVAC system for example, it's important that the components such as the condensing unit, indoor coil, gas furnace and the thermostat control are designed to work together. The result is optimized performance. Components of GAF asphalt roofing system GAF - The Lifetime Roofing System Roofing contractors like the complete roofing system from GAF because it gives them six material components with complementary design and performance. Called the GAF Lifetime Roofing System, it includes: GAF Timberline shingles with a limited lifetime warranty Cobra attic ventilation/ridge vent Deck Armor roof deck paper Starter strip shingles at the eaves and optionally at the rakes Weather Watch leak barrier used to line valleys Ridge cap shingles that cover attic vents and non-vented ridges GAF roofing contractor training and certification: GAF provides roofers with training on installing its products. While "shingles are shingles" is basically true, understanding the best practices for installing them helps ensure top performance and durability. GAF's Master Elite certification guarantees the roofers: Are licensed and insured Have a reputation for quality workmanship Participate in ongoing professional training to make them aware of best current practices and how-to's for installing GAF roofing materials Using a Master Elite contractor gives the homeowner access to one of GAF's enhanced warranties, the System Plus warranty, or the brand's best Golden Pledge warranty. The warranties are generally considered the best in the industry: Comparing the fine print on warranties from GAF, CertainTeed, Owens Corning, and other top brands, shows that each has its strong points. GAF warranties are considered the best, and roofing installers want a product the manufacturer will stand behind. Otherwise, the roofer takes the blame for issues. Why home inspectors like GAF shingles: Home inspectors don't sit of homes either before or after inspecting them, so a home-buyer or looking for damage following a major storm. Their reviews are typically of the quality of GAF products is better than average in a couple of areas: GAF's best lines show excellent durability: GAF's most popular shingles including Timberline, Grand Sequoia, Grand Canyon (ultra premium shingle) and Glenwood (ultra premium shingle) are well made with fiberglass-mesh reinforced asphalt. GAF laminate shingles are built in multiple fused layers, and when installed, provide three to five layers of protection to the roof, depending on which line of shingle it is. Impact resistant (AS) GAF shingles do what they're supposed to do: GAF Timberline ArmorShield II and Grand Sequoia ArmorShield shingles are both UL 2218 Class 4 impact-resistance rated. This means that a 2" steel ball dropped twice onto the same spot of the shingle from 20 feet height will not damage it. Timberline Armor Shield II - Shakewood Shingle Note: CertainTeed, Owens Corning, and Atlas are among competing brands that also make Class 4 hail impact-resistant shingles. Wind resistance is very good: GAF Timberline HDZ and other GAF dimensional/architectural shingles offer excellent resistance to tearing in high winds. In fact, GAF Timberline HDZ shingles come with a standard 130 MPH wind warranty, even with the standard 4- nail application method. Why homeowners like GAF shingles: Homeowners often prefer GAF products for the same reasons contractors and inspectors give them high ratings. Good options in every price range: From the affordable 25-year three-tab strip shingles to upscale (ultra-premium) shingles, to specialty shingles that are resistant to hail impact, and solar-reflective energy-efficient shingles, GAF has good options for any homeowner. Anti-staining - Algae Protection: GAF's StainGuard protection against unsightly blue-green algae is included on GAF's flagship Timberline shingles Upgraded warranties: As noted, when a roofer certifies "Master Elite" by GAF installs GAF shingles, better warranties are offered. For example, the 100% coverage before the warranty is prorated, is extended from 10 years to 50 years, and workmanship (installation quality) is extended from zero years up to 25 years on GAF dimensional shingles. Most warranties are transferable once: It's a useful selling point to let potential buyers know the shingle warranty will remain in effect after the sale. Note: The new homeowner must notify GAF in writing within 60 days for the warranty to remain in effect. Call Customer Service at 1-800-459-1860 with questions. There aren't as many GAF shingle disadvantages. This is true of CertainTeed and Owens Corning, too. Still, here are a few reasons for concern before selecting GAF shingles for your home. Roofing contractor concerns about GAF shingles: Here's what roofers have to say when asked about their criticisms of GAF. Most aren't Master Elite roofers: Only 2% to 3% of roofing installers go through the time-consuming training and certification to become Master Elite, and without that certification, they cannot offer the enhanced warranty coverage. Extended warranty cost is difficult to figure: Most System Plus warranties cost about 5% of the roof total and Golden Pledge warranties cost up to 10% of the roof cost, but getting the exact figure factors shingle type, roof pitch, number of peaks and valleys, nailing technique and more. It's a hassle for roofers. Meeting Lifetime Warranty requirements: For "Lifetime" warranty coverage on Timberline and other dimensional shingles to be in effect, two of the other GAF roofing components mentioned earlier (Cobra attic vent, Deck-Armor breathable synthetic underlayment, starter strip, etc.) must also be used on the job. Home inspector concerns about GAF shingles: While these issues aren't unique to GAF, inspectors have noted these problems occurring occasionally. These problems are typically the result of misadjuasted production equipment that is checked and corrected, but sometimes not before a "bad batch" of shingles gets distributed. Many homeowners don't realize these problems are happening until they attempt to sell their home and an inspector for the buyer finds the issues. Delamination: When the layers of dimensional shingles aren't properly fused, they can begin to come apart in just a few months after installation. The good news is that this problem usually occurs when the shingle warranty coverage is 100%. I.e., before the proration begins (Standard-10 years, System Plus-50 years, Golden Pledge-50 years for dimensional shingles). Excess granule loss that harms appearance, strength, and durability: All shingles lose granules over time. However, if the granule application process isn't correct due to the shingles or adhesive being the wrong temperature when granules are applied, they might not properly adhere and come loose much quicker than they should. Homeowner concerns about GAF shingles: There's one homeowner concern that stands out. Warranty hassles and loopholes. First, it's worth stating that 90% more of GAF customers have zero issues with their roof. That's a similar percentage to CertainTeed and Owens Corning. However, when issues do occur, this is the biggest complaint about every shingle brand. The manufacturer sometimes makes the homeowner go to great lengths to "prove" there's a problem. This usually involves many phone calls or email correspondence, taking multiple pictures of the roof and/or tearing out a few shingles and sending them to GAF. It's a time-consuming process, and if the roof is leaking, it will have to be tarped - an expense not usually recouped from GAF or other manufacturer. The word of the installer that the shingles are defective is not acceptable since, in some cases, GAF blames the installer for the problem, and sometimes GAF is right. If GAF acknowledges a problem, the company will often claim, as noted, that shingles or other roofing components were improperly installed or that the attic/roof isn't sufficiently vented. The bottom line about warranties is that you must read the warranty for any brand of shingle you're considering. Before choosing a shingle and the installer, make sure: Your roof is properly prepared, and the attic/roof structure is vented per the warranty requirements The installer understands manufacturer specifications and techniques for installation and gives you a written guarantee that it will follow the guidelines It's worth the cost of making repairs such as replacing warped decking or upgrades such as adding attic venting before installing roofing shingles. Also, tearing off the first layer of shingles rather than simply adding a second layer is an affordable step to keeping within the warranty guidelines. New Shingle Roof \$7,500 Average price New Metal Roof \$14,500 Average price New Flat Roof \$8,225 Average price See costs in your area Enter Your Zip Code GAF Shingles Cost: Materials and Installation Here are current material costs for the major lines of GAF shingles. Costs are per square (100 square feet): 3-Tab shingles: GAF Royal Sovereign shingles: \$75 - \$96 GAF Royal Sovereign shingles GAF's flagship Timberline dimensional shingle GAF Timberline HDZ shingles: \$90 - \$125 Timberline American Harvest Shingles GAF Timberline Ultra High Definition (UHD) shingles: \$125 - \$150 GAF Timberline Ultra HD Shingles Designer Shingles: GAF Woodland shingles: \$182 - \$194 GAF Woodland Shingles There are two other costs to consider - accessories and installation cost per square: \$20 - \$30: These include ridge cap shingles on all roofs, ridge vent, underlayment or deck felt paper, starter strip shingles, Ice-and-Water barrier, and roof flashing. \$200 - \$350: Warranted professional installation costs Note that accessory and installation costs are comparable for all shingle brands. Here is an all-encompassing quick reference table showing material and installation costs for all GAF roofing shingle products: Shingle Brand & Starter Retail (1) Shingle Cost per square Cost Installed (2) Key Distinction GAF 3-Tab Royal Sovereign \$75 - \$96 \$300 - \$350 Top Selling 3-tab Marquis Weathermax \$115 - \$127 \$350 - \$400 Best Quality 3-tab GAF Architectural Timberline Natural Shadow (NS) \$90 - \$115 \$350 - \$450 Traditional Shake 1 Energy Star Color (white) Timberline High Definition (HDZ) \$90 - \$125 \$350 - \$450 HD Shake Design Best Selling Shingles Timberline HDZ Reflector Series (RS) \$96 - \$135 \$375 - \$500 Cool Roof (CRRC). CA Title 24, LA Green Building Code Timberline HDZ Reflector Series Plus (RS+) \$99 - \$135 \$375 - \$500 Darker and Richer Shake Colors. Cool Roof, CA Title 24, LA Green Building Timberline American Harvest (AH) \$114 - \$125 \$350 - \$450 Extra Dimensional Look High Contrast Colors Timberline American Harvest (AH) Advanced Algae Protection \$114 - \$125 \$350 - \$450 American Harvest with StainGuard Plus Protection Timberline Ultra High Definition (UHD) \$128 - \$160 \$425 - \$550 Ultra-Dimensional Wood-Shake 53% Thicker Shake Design (more durable/longer lasting), StainGuard Plus Advanced Algae Protection Timberline (UHD) Reflector Series \$132 - \$160 \$450 - \$550 Ultra-Dimensional Wood-Shake 53% Thicker than Timberline HDZ (more durable/longer lasting), StainGuard Plus Advanced Algae Protection Timberline (UHD) HD Shingles \$128 - \$160 \$400 - \$550 Ultra-Dimensional Wood-Shake Look with dual shadow, 53% Thicker Shake Design StainGuard Plus Advanced Algae Protection Timberline Cool Series (CS) \$200 - \$220 \$450 - \$550 Energy Star certified Cool Roof (CRRC) Timberline ArmorShield (AS) II \$230 - \$255 \$450 - \$550 Class 4 Impact Resistance and shingle flexibility SBS modified asphalt formula GAF Premium and Designer Series Slate/Tile \$150 - \$180 \$430 - \$600 Slate Look with Diamond Cut granules for extra dimensional, UV Blocker granules for longer lifespan Grand Sequoia \$180 - \$200 \$500 - \$600 Extra-Large Tabs for Sophisticated look, diamond cut granules for more dimensionality Grand Sequoia ArmorShield (AS) IR \$224 - \$244 \$500 - \$650 Class 4 Hail Impact Resistance and shingle flexibility with SBS modified asphalt formula Woodland \$182 - \$194 \$450 - \$600 Hand-cut Wood Look Camelot II \$188 - \$219 \$500 - \$650 Slate Look Grand Canyon \$238 - \$252 \$500 - \$650 Western Shake Glenwood IR \$320 - \$344 \$600 - \$700 Class 4 Hail Impact Resistance Triple-layer SBS Modified (1) The retail cost per square can be lower with bulk discounts for popular fiberglass shingles like GAF Royal Sovereign, GAF Timberline HDZ and NS shingles. There is normally no bulk discount for specialty and premium shingle lines. The retail cost per square is for 100 sq.ft. of shingles only. It doesn't include the cost of starter shingles, hip and ridge cap shingles, trim and flashing details, underlayment and Ice-and-Water shield, and general roofing supplies like nails, tarps, etc. Note that most re-roofing projects will require 5% to 10% more shingles than the actual roof coverage. More shingles will be needed for roofs with multiple dormers and valleys. (2) Installed cost includes materials and supplies, building permits, site cleanup, professional installation, and workmanship warranty. GAF 3-tab and Architectural Shingle Retail costs, fully-installed costs, number of colors, and warranty details GAF Premium and Designer Shingle Costs Did you know? Fiberglass shingles are sold in "bundles," and the advertised price for most shingles is the bundle price, not the price per square. For most lines of shingles, three bundles make up a square, so each bundle covers about 33.3 square feet. Verdict In conclusion, GAF offers quality shingles and high performance quality. Key things to expect: Variety of styles to suit classic or luxurious looks Enhanced durability with fiberglass mesh Solid warranties demonstrating commitment to quality Whether homeowners want a classic look or a more luxurious appearance for their property, GAF has got it all covered. The solid warranties that come with each product also show that they're serious about offering high-quality solutions for residential roofing. GAF offers a ton of different shingle options to meet the needs of homeowners all over the country. One standout is the Timberline HDZ Shingle, known for its great performance and the look of wood shakes. The ArmorShield II Shingle line offers strong resistance to impacts, so they're super durable even in tough weather. And if you're after a blend of style and performance, check out the Camelot Designer Shingles for a fancy look that won't break the bank. Then there's Marquis WeatherMax, designed specifically for places with harsh climates, and they're really good at resisting strong winds. GAF Timberline HDZ shingles are a standout in the world of architectural shingles, offering advanced roof protection from eave to ridge. These shingles are designed to combine style, durability, and affordability, making them a top choice for homeowners. One of the key features of Timberline HDZ shingles is the patented High Definition shadow band, which creates exceptional depth and dimension, enhancing the visual appeal of your roof. Additionally, these shingles are equipped with LayerLock Technology and the StrikeZone nailing area, which improve installation accuracy and efficiency. GAF Timberline HDZ shingles also come with a 25-year StainGuard Plus Algae Protection Limited Warranty, providing long-lasting protection against blue-green algae discoloration. With these innovative features, GAF Timberline HDZ shingles offer a reliable and stylish solution for any roofing project. So, GAF Shingles - good or not? Well, they bring some strong points and a few drawbacks to the table. They're known for their quality and resilience, providing long-lasting protection for your roof. Plus, they're built to take on high winds like a champ, making your home feel secure even during stormy weather. GAF shingles are celebrated for their high quality and durability. They come with comprehensive GAF warranties, which offer strong guarantees for roofing products, emphasizing their reliability in the industry. These warranties include various types for different shingle products and provide advantages such as transferability to new homeowners and additional coverage options when installed by certified contractors. While GAF shingles are generally well-regarded, some potential issues have been identified. For instance, three-tab shingles, which are the simplest and most economical option, may not offer the same aesthetic appeal or durability as architectural or designer shingles. They have a flat design and limited color choices, making them less versatile in terms of appearance. Additionally, three-tab shingles are typically the least expensive option, which can be ideal for budget-conscious homeowners but may not provide the same level of performance as higher-end options. GAF shingles really stand out in the market due to their top-notch quality and durability. They're designed with advanced tech that ensures they can tackle even the roughest weather conditions out there. Some of their top-tier options even come with shingles reinforced with fiberglass mesh for an extra dose of toughness. Rain, wind, heat - they can handle it all. With a look that's all class, these shingles give your roof a boost while going the distance. One of GAF's superpowers? Their shingles are practically windproof. Those Timberline HDZ shingles can handle winds of up to 130 MPH - talk about sturdy. Even with just 4 nails holding things down, these shingles hold their ground against even the wildest of winds. Plus, with their special LayerLockTM Technology, they're practically glued to your roof, ready to face the stormiest weather. When it comes to innovative features, GAF shingles really bring the heat. EverGuard Technology is their secret weapon, making their shingles 50% tougher against wear and tear compared to regular asphalt ones. But let's not sugarcoat things - GAF shingles aren't without their issues. Some homeowners, contractors, and inspectors have spotted a couple of potential snags: Some shingles may warp or curl over time, affecting the overall appearance of your roof. Certain weather conditions can lead to premature cracking or splitting. Extreme heat or cold can impact their performance. While GAF shingles are usually solid, these factors can pose challenges. When it comes to GAF shingles, knowing what you're paying for is key. GAF Timberline NS shingles are a cost-effective option among architectural shingles, offering functional benefits such as a 130 mph wind rating and a 10-year algae warranty. They also provide an aesthetic appeal similar to cedar shake, though with limited color options, making them suitable for homeowners seeking durability without a high price tag. Materials And Labor Costs Materials and labor for GAF shingles can vary depending on a bunch of things. On average, it's about \$3.30 for 4.5 square feet, covering both the goods and the installation. Their Timberline shingles, the most popular choice, usually cost around \$90 to \$125 per square. Considerations For Pricing GAF shingles have a range of options to fit all wallets, from primo picks to simpler ones. But remember, when you're comparing prices, think about quality and durability. Timberline shingles are kinder to your budget compared to other brands, but still a tad pricier than other options. And keep in mind that GAF shingles have had their hiccups in the past - something to factor in. So, when it comes to the price, weigh the cost against how long they'll last and their rep in the field to make a savvy decision. Q: Are GAF shingles any good? Yes, GAF shingles are highly rated for their durability, aesthetic appeal, and innovative features. They are a top choice for homeowners seeking reliable roofing solutions. If you're looking to redo your roof, consider these asphalt shingles for a refined and classic material. Q: Are Timberline shingles good? Timberline shingles are among the best-selling in the US, known for their durability, wind resistance, and stylish appearance. They offer great value for money. Q: What brand is best for shingles? GAF is considered one of the top brands for shingles due to its range of high-quality products, strong warranties, and innovative technologies. Owens Corning is also a strong competitor, noted for its energy-efficient COOL Roof Collection, fire resistance, and algae resistance with StreakGuard technology. Q: Do GAF shingles really last 50 years? With proper installation and maintenance, GAF shingles can last up to 50 years. Their long-term warranties provide peace of mind and protect your investment. After thoroughly reviewing GAF shingles, it's clear they offer numerous benefits. With solid warranties and top-tier products, they are known for being tough and reliable. The positive feedback from both homeowners and contractors cements their status as a top pick. While there are a few reported issues, overall, GAF shingles stand out for their quality and performance. Additionally, ridge cap shingles are an integral part of comprehensive roofing systems, enhancing warranty coverage and providing extra protection against leaks and harsh weather conditions. Ready to give your roof a makeover with GAF shingles? Contact Kenneth Daniel Roofing for a free quote today. Our certified GAF contractor team has been serving the area for over 20 years, helping you pick the best type of GAF shingle for your home, installing it with skill and care, and providing ongoing support and maintenance. Save products you love, products you own and much more! Sign In