

Homeowners usually meet their roof at two points in its life: during a leak and during a sale. Both moments force decisions that carry real costs, timelines, and risks. The question that comes up with almost every roofing contractor I know is simple to ask and messy to answer: can we reroof, or do we need a full replacement? Good roofing companies sort this out by reading the roof like a patient chart. They balance age, structure, building code, climate, and long-term cost. The right choice is rarely just about the lowest price this month.

I have spent days on steep 8/12s pulling three-tab shingles in a December wind, and I have also walked cool EPDM membranes in July where you could fry an egg. The thinking process is similar across systems. Start with what is failing, how fast it is failing, and what is hiding underneath. The rest is judgment about risk and value.

What reroofing really means

Reroofing, also called an overlay, adds a new layer of shingles over an existing layer. Think of it as a reset on the surface, not a cure for the structure. It is allowed under many building codes for pitched roofs when the existing layer is sound and there is no more than one layer already in place. Some jurisdictions permit two layers, most roofing companies avoid going to a second overlay except under ideal circumstances.

On asphalt shingle roofs, a single overlay can often be installed in a day or two on an average 2,000 square foot home. The crew lays starter strips and field shingles over the old layer, adjusts flashing where possible, and seals new to old. You skip tear-off labor, dump fees, and the dust and nails that come with a full strip. That cost delta is real. In many markets, reroofing can run 15 to 30 percent cheaper than a full roof replacement using the same shingle.

Here is the limit with overlays: you do not see the roof deck, the underlayment, or the fasteners holding the original roof. If there is hidden rot along the eaves or soft OSB around vent stacks, an overlay will not fix it. It might even trap moisture and make it worse.

What a full roof replacement covers

A full roof replacement strips all existing roofing down to the deck. The crew inspects sheathing, replaces bad boards, corrects ventilation problems, installs new underlayment and ice barrier, and then applies the new roofing surface. Flashings, drip edge, pipe boots, and often skylight curbs are reset or replaced. On complex roofs, the labor and detail work drive as much of the durability as the shingle brand.

Replacing the entire system allows the roofing contractor to control every layer. You pay more, but you buy a longer runway. In my experience, the roofs that reach their full rated life almost always started with a clean deck, proper ice and water shield in the first 24 to 36 inches above the eaves in cold climates, and balanced intake and exhaust ventilation.

How reputable roofing companies decide between the two

Good roofing repair companies approach this like a checklist but arrive at a recommendation through context, not a script. The key factors they look at, in order of consequence, are condition of the substrate, number of layers, deck flatness, water history, and code.

A simple example: a 14-year-old architectural shingle in a temperate climate with a single layer, no leaks, and only light granule loss. The ridge is straight, the planes lay flat, the gutters are clear of shingle mud. This is a textbook candidate for an overlay if budget drives the decision. Contrast that with a 9-year-old roof with wind-creased tabs, soft spots near the bathroom vent, and diagonal ridging from deck movement. It is young but sick under the skin. A full roof replacement makes more sense because you need to correct the substrate and the airflow, not just the top layer.

Most roofing contractors keep a mental matrix that also weighs resale value, insurance status, and warranty coverage. Manufacturer warranties for shingles installed as overlays can be limited or prorated differently than for full tear-offs. If the owner plans to sell in two years, a documented full replacement with transferable warranty may add more value than a cheaper overlay.

Cost realities and the long game

Numbers matter. On an average single-family home, I see these ranges often:

- Reroofing with mid-grade architectural shingles: 4.50 to 7.50 dollars per square foot installed, depending on access, roof pitch, and region.
- Full roof replacement with the same material: 6.50 to 10.50 dollars per square foot, with tear-off, disposal, and new underlayment included.

Steeper pitches, multiple valleys, chimneys, and dormers push costs higher. Metal, tile, and slate live in their own price bands and should not be compared one-to-one with asphalt. Flat roofs with single-ply membranes like TPO or EPDM are rarely overlay candidates unless the existing layer is rated for it and the insulation system allows a recover. Even then, moisture testing core samples guide the decision.

A tight budget often points toward reroofing. The caution is lifespan. An overlay generally runs a bit warmer because the old layer insulates the new. Heat shortens shingle life. If a 30-year rated shingle lives 18 to 22 years on a proper tear-off, expect 14 to 18 on an overlay, with big swings by climate. When you spread cost over years of service, the gap narrows.

Building codes and what they enforce

Local code is the referee. Most codes limit the number of asphalt shingle layers to two. Many snowbelt jurisdictions require tear-off to the deck and ice barrier installation to at least 24 inches inside the warm wall line. Hurricane zones often require specific nail counts and ring-shank nails, as well as deck re-nailing during replacement. Historic districts may regulate changes to visible materials, which can affect whether a recover is even allowed.

Good roofing companies pull permits, know inspection checkpoints, and explain these constraints up front. A reroof that ignores code looks cheap until a sale or storm brings it under scrutiny.

Where overlays work well

Reroofing shines on simple, single-layer roofs with flat planes, good ventilation, and no leak history. Ranch homes with straight runs and wide soffits are classic candidates. If the existing shingles lie flat, the deck is firm underfoot, and penetrations are minimal, an overlay can be a responsible choice. I have greenlit overlays for homes scheduled for a major addition within five years. The owner needed a dry interior today and planned to change the roofline later, so a full system investment now did not pencil out.

Overlays also make sense when you are working around sensitive landscaping or a finished attic renovation where tear-off risk is higher. Fewer pried nails through the deck means fewer chances for mess and less noise.

Where overlays cause trouble

The problems fall into three buckets: moisture, geometry, and metalwork.

Moisture first. If you have had any leaks, even minor staining near a top floor ceiling, a tear-off is your friend. Wet sheathing needs air to dry or needs replacing. Trapping it under two layers keeps the rot busy. I have seen fascia boards crumble under fresh shingles because the ice dam that caused the first leak never got solved.

Geometry next. Shingles experience and telegraph the shape below them. If the existing layer has cupped tabs, high nails, or ripples from deck movement, those defects print through. The new roof will look wavy on sunny afternoons. Some owners accept that, many do not. In valleys and around skylights, two layers stack up and push against flashing metal, which can change how water flows.

Metalwork last. Step flashing along sidewalls and counterflashing at chimneys do the daily work. With an overlay, you often reuse them. That is a bet on old metal and old sealant. If the home has cedar siding with brittle paint, prying off counterflashing to reset it may damage the wall and turn a quick overlay into a repair tour. Roofing contractors weigh how much of that risk to take on. When the metal is questionable, many will push hard for a full roof replacement so they can rebuild those junctions correctly.

Deck health and what crews feel with their boots

You can learn a lot by walking a roof. A soft heel near an eave in late afternoon tells a story about past ice dams. A hollow pop under a ridge can signal a missed deck seam. Sagging between rafters hints at thin or wet sheathing. Overlays hide these signs from correction.

A full roof replacement gives the crew the chance to change out half a dozen 4 by 8 sheets, add a second intake vent, or close a gap around a bathroom fan that has been venting steam into the attic. None of that is glamorous, but it is why a replacement roof tends to age well. When a roofing contractor recommends a tear-off because of “deck condition,” this is what they mean.

Ventilation: the quiet life extender

Every roof system benefits from balanced ventilation. Hot attics cook shingles from below. Wet attics mold. Many older homes have a ridge vent but blocked soffits, or gable vents that short-circuit flow. Reroofing does not solve that unless the crew commits to opening soffits and changing vents.

If you have had winter frost in the attic, summer heat you can feel through second-floor ceilings, or musty smells after rain, ask your roofing company to include a ventilation plan with either path. The additional cost is modest compared to the payoff. On full replacements, I like to see intake net-free area matched to exhaust and baffles added above insulation at the eaves. On overlays, at minimum, correct blocked soffit vents.

Materials and warranties, the fine print that matters

Manufacturers put terms around how their shingles should be installed. Some brands fully honor warranties on overlays if the substrate is sound and the roof has one layer. Others reduce coverage or exclude wind ratings. Read the sheet, not just the brochure. Roofing companies that install a lot of one brand tend to know the leverage points, like when a starter strip pattern or a six-nail schedule boosts the wind warranty.

Underlayment choice changes with a full replacement. You get to reset with synthetic underlayment or high-temp ice and water shield in critical zones. On overlays, you only get spot membrane at edges and valleys where it can be slid under the old layer, which is not the same as full coverage.

A quick comparison homeowners often ask for

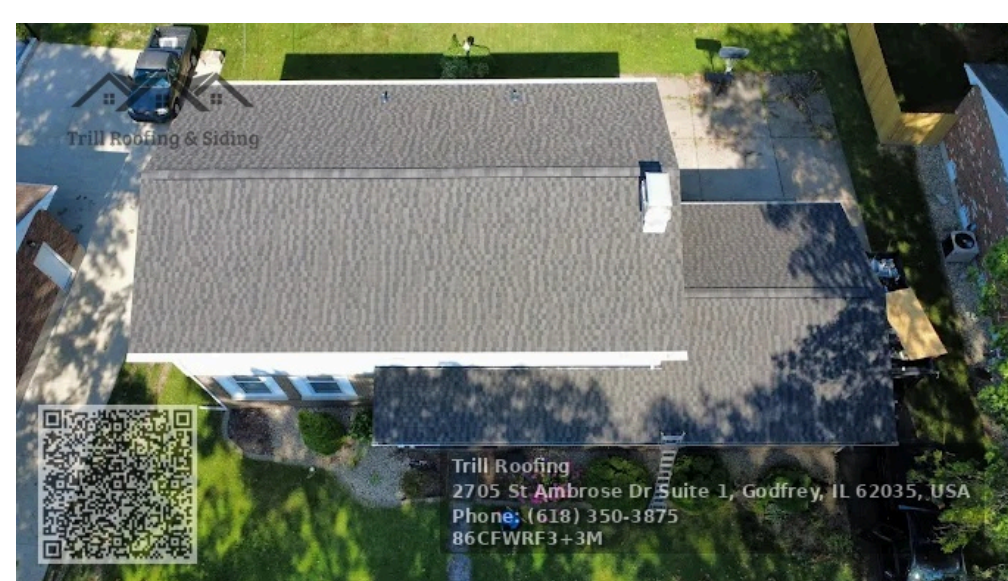
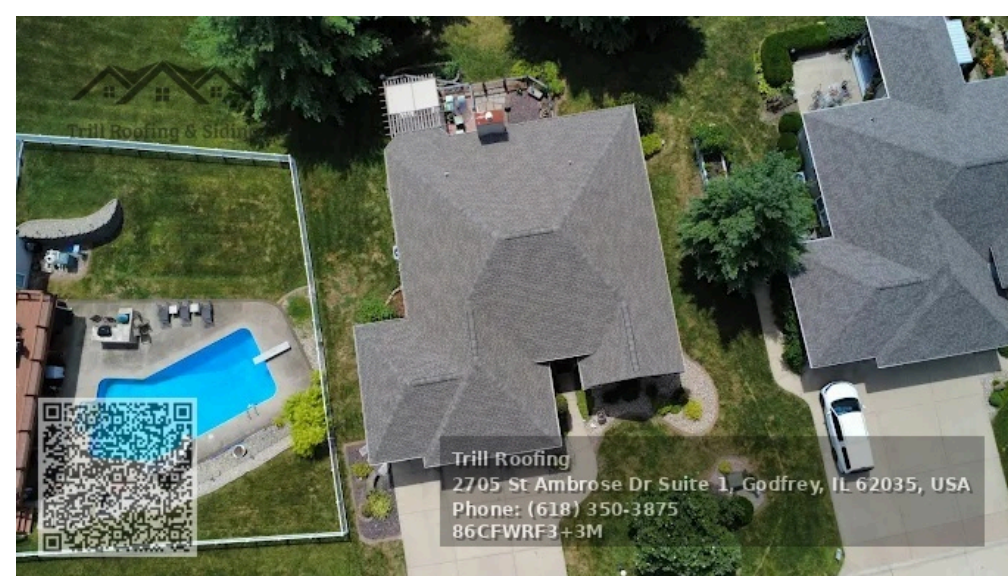
- Overlay cost is lower up front, but may shave years off service life.
- Full replacement costs more, exposes and fixes hidden issues, and usually extends life.
- Overlays may limit warranty coverage and complicate future tear-offs.
- Full replacements clean up flashing, ventilation, and deck repairs in one go.
- Resale value tends to favor documented full roof replacement, particularly on higher-end homes.

Special cases: low-slope and non-asphalt roofs

Flat or low-slope roofs behave differently. On a low-slope porch with rolled roofing, a recover might be possible with a self-adhered membrane if the substrate is dry and the old material is compatible. On commercial single-ply systems, roofing contractors often core the roof with a 2-inch hole saw, bag the sample, and run a moisture meter. If the insulation

is dry and the cover board is firm, a recover is present, a full tear-off prevents trapping water under a new membrane where it will travel and surprise you later.

Metal and tile require their own judgment. Metal roofs can sometimes accept a new metal-over-metal retrofit with clip systems and additional purlins, but that is a structural decision. Concrete tile can be lifted and reset if the underlayment fails, though labor often rivals full replacement. Slate is almost always a surgical repair unless the roof is at the end of its long life and the budget allows a complete rebuild.



Insurance, storms, and how claims affect the choice

After hail or wind events, many homeowners meet the process through an insurance claim. Adjusters look for damage that meets policy thresholds. If hail bruised the shingles across slopes, a full roof replacement is usually the path. If a single ridge cap is creased and a few tabs tore, a repair might be covered. Overlays rarely fit insurance scopes because carriers prefer a system reset when paying a claim. Good roofing companies document with photos, chalk circles, and slope maps. If you are paying out of pocket after a denial, that same documentation helps you decide whether an overlay is a wise stopgap or a false economy.

Scheduling, disruption, and what to expect from a competent crew

Tear-offs are noisy. Expect hammer hits, shovels on deck, and the thud of torn shingles in the dump trailer. Landscaping needs protection, attics should be covered where possible, and pets will not love the day. A typical replacement on a straightforward roof wraps in one to three days with a six-person crew, weather allowing. Overlays cut the noise and the debris in half, and often finish a day sooner.

What separates solid roofing companies from the rest is not just speed. It is site management. They magnet sweep the yard at lunch and at the end of each day. They tarp carefully and cut around shrubs instead of blanketing them like a burrito. They stage materials to avoid overloading spans. They set ladders and warn about doorways blocked by debris. Ask how they handle cleanup and nails in the driveway. Their answer tells you a lot.

How to talk with a roofing contractor and get a clear recommendation

Aim for three bids, but judge the conversations, not just the numbers. Invite each contractor to walk the roof and the attic if accessible. Ask what they think is happening under the shingles and why. Listen for specifics: “I saw past ice dam marks on the sheathing above the kitchen,” not just “Your roof is old.” Ask to see photos of the deck if they recommend tear-off. If they recommend an overlay, ask how they will handle valleys, step flashing, and ventilation.

Request the scope in writing. For a replacement, it should list tear-off, underlayment type, ice barrier coverage, flashing replacement, ventilation changes, nail schedule, and cleanup. For an overlay, it should identify how many layers exist now, how flashing will be handled, and any limitations in the warranty. Reputable roofing contractors do not hide those details. They build trust with them.

Real-world scenarios from the field

A 1970s split-level with a single layer of three-tabs, minor curling, and a dry attic. The owners planned a kitchen addition within three years and needed to stop intermittent seepage during wind-driven rain. We recommended an overlay with mid-grade architectural shingles, added a ridge vent, and opened five blocked soffit bays from inside the attic. Cost came in about 22 percent under a full replacement. That roof is six years in and dry, and the owners are now pulling permits for their addition, which will trigger a full tear-off.

A colonial with two layers already, visible deck waves near the south eave, and paint peeling below the gutters. The quote gap between overlay and replacement was tempting, but we found soft sheathing along 18 linear feet by probing from the gutter line. The owner chose a full roof replacement. We replaced eight sheets of OSB, extended ice and water shield to 36 inches beyond the warm wall, and added drip edge. The paint stopped peeling because the fascia finally stayed dry.



A small bungalow in a hail belt with a recent storm claim denial. The shingles were cosmetically rough, with granule loss clustering around vents. We ran a moisture meter in the attic insulation and found normal readings. The owner wanted a short-term fix before listing the home. We advised against an overlay because the house already had two layers, and code required tear-off. They opted for a full roof replacement. The listing sold within 30 days, and the roof’s transferable warranty was a line item in the buyer’s offer.

When saving now costs more later

There is a category of calls that come two to five years after an overlay: leaks around chimneys, stained drywall, and shingles sliding at eaves. Diagnosis often traces to reused flashing, high nails that never bit into solid deck, or heat buildup from poor ventilation. The repair then forces a partial tear-off through two layers, which costs more labor per square foot and yields a patchwork look unless the owner commits to a full strip. Roofing repair companies can do the surgery, but it stings the wallet. Avoiding that scenario is the whole point of a careful upfront decision.

What I tell homeowners when they ask for my bottom line

If the roof has one layer, lies flat, the deck is firm, there is no leak history, and budget is tight, a reroof can be a responsible choice on a straightforward asphalt shingle home. Expect a modestly shorter lifespan, set that expectation in writing, and make sure the scope addresses ventilation and flashing details as much as possible.

If the roof has any leaks, soft decking, two layers already, poor ventilation, complex intersections, or you plan to stay in the home longer than ten years, a full roof replacement is the smarter investment. You will add value, reduce risk, and likely recover the delta through fewer repairs and a longer service window.

Roofing companies do this calculus every day. The good ones explain the trade-offs without pressure and document their reasoning. Pick a contractor who treats your roof as a system, not just a surface. Whether you choose reroofing or a full roof replacement, that mindset is what keeps water on the outside where it belongs.

A short homeowner checklist before you sign

- Verify how many layers exist now and whether code allows another.
- Ask for attic and deck observations with photos, not just roof surface notes.
- Confirm how flashing, ventilation, and ice barrier will be handled in the scope.
- Understand warranty terms for overlay versus full replacement.
- Get start date, duration, staging plan, and cleanup process in writing.

The roof overhead does not care about sales pitches. [Roofing contractor](#) It performs or it does not. With a clear look at the structure beneath the shingles, a firm grasp of local code, and a contractor who sweats the details, you can choose between reroofing and full roof replacement with confidence. Roofing companies may differ on brand or technique, but their best recommendations line up around the same core truths: fix what is broken under the surface, manage water and air, and build a system that matches your home and your plans.

Trill Roofing

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Tuesday: 8:00 AM – 5:00 PM

Wednesday: 8:00 AM – 5:00 PM

Thursday: 8:00 AM – 5:00 PM

Friday: 8:00 AM – 5:00 PM

Saturday: Closed

Sunday: Closed

Plus Code: WRF3+3M Godfrey, Illinois

Google Maps URL: <https://maps.app.goo.gl/5EPdYFMJkrCSK5Ts5>

Google Maps Embed:

Schema Markup (JSON-LD)

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<https://trillroofing.com/>

Trill Roofing provides customer-focused residential and commercial roofing services throughout Godfrey, IL and surrounding communities.

Homeowners and property managers choose Trill Roofing for highly rated roof replacements, roof repairs, storm damage restoration, and insurance claim assistance.

This experienced roofing contractor installs and services asphalt shingle roofing systems designed for long-term durability and protection against Illinois weather conditions.

If you need roof repair or replacement in Godfrey, IL, call [\(618\) 610-2078](tel:6186102078) or visit <https://trillroofing.com/> to schedule a consultation with a reliable roofing specialist.

View the business location and directions on Google Maps: <https://maps.app.goo.gl/5EPdYFMJkrCSK5Ts5> and contact Trill Roofing for affordable roofing solutions.

Popular Questions About Trill Roofing

What services does Trill Roofing offer?

Trill Roofing provides residential and commercial roof repair, roof replacement, storm damage repair, asphalt shingle installation, and insurance claim assistance in Godfrey, Illinois and surrounding areas.

Where is Trill Roofing located?

Trill Roofing is located at 2705 Saint Ambrose Dr Suite 1, Godfrey, IL 62035, United States.

What are Trill Roofing's business hours?

Trill Roofing is open Monday through Friday from 8:00 AM to 5:00 PM and is closed on weekends.

How do I contact Trill Roofing?

You can call [\(618\) 610-2078](tel:(618)610-2078) or visit <https://trillroofing.com/> to request a roofing estimate or schedule service.

Does Trill Roofing help with storm damage claims?

Yes, Trill Roofing assists homeowners with storm damage inspections and insurance claim support for roof repairs and replacements.

Landmarks Near Godfrey, IL

Lewis and Clark Community College

A well-known educational institution serving students throughout the Godfrey and Alton region.

Robert Wadlow Statue

A historic landmark in nearby Alton honoring the tallest person in recorded history.

Piasa Bird Mural

A famous cliffside mural along the Mississippi River depicting the legendary Piasa Bird.

Glazebrook Park

A popular local park featuring sports facilities, walking paths, and community events.

Clifton Terrace Park

A scenic riverside park offering views of the Mississippi River and outdoor recreation opportunities.

If you live near these Godfrey landmarks and need professional roofing services, contact Trill Roofing at [\(618\) 610-2078](tel:(618)610-2078) or visit <https://trillroofing.com/>.