

Roofing in Utah: What Every Homeowner Needs to Know



Intro: Why This Guide Matters

Utah's climate is no joke — blistering summers, icy winters, and unpredictable storms can take a real toll on your home's roof. But most homeowners have no idea how these weather patterns affect their roofing system, how to spot early warning signs, or what materials work best in our region.

This quick guide is here to change that. After 30+ years in the industry, I've seen what works, what fails, and what Utah homeowners wish they knew sooner. Whether you're building, replacing, or just staying ahead of future issues — this is for you.


– **Matt Brandley**

Owner, Roof Top Solutions

1. What Utah Weather Really Does to Your Roof

Utah's four-season climate is tough on roofing systems. Here's how:

- **Intense UV Exposure:** Our high elevation and long summer days mean shingles take a beating. UV rays dry them out, causing cracks and curling over time.
- **Heavy Snow Loads:** Winters bring heavy, wet snow that can stress older roofs or cause ice damming along eaves and valleys.
- **Freeze-Thaw Cycles:** Utah's spring and fall temperature swings cause expansion and contraction in roofing materials, which can create micro-cracks and leaks.
- **Wind + Dust Storms:** Strong canyon winds and occasional dust can wear down protective granules on asphalt shingles faster than in other climates.

 **Pro Tip:** If your roof is over 15 years old, a spring or fall inspection can help catch issues before they become expensive repairs.

2. The Best Roofing Materials for Utah Homes

Not all roofs are built the same — and some materials just perform better here.

✓ Asphalt Shingles (High-Grade Architectural Style)

- Most popular and budget-friendly
- Look for high-impact, UV-resistant varieties
- 25–30 year lifespan with proper installation

✓ Metal Roofing

- Extremely durable and snow-shedding
- Great for cabins, modern homes, or snow-heavy areas
- 40–70 year lifespan

✓ Tile Roofing

- Heavy but beautiful, ideal for certain architectural styles
- Needs reinforced structure and proper underlayment
- 50+ year lifespan


Bonus: Custom Sheet Metal & Rain Gutters

Roof Top Solutions can custom-fabricate your gutter systems to match your roofline, direct water away properly, and prevent ice damming in winter.

3. Signs Your Roof May Need Attention

Don't wait for a major leak to take action. Here's what to look for:

- Shingles curling, cracking, or missing
- Granules in your rain gutters (sign of material breakdown)
- Water stains in the attic or ceiling
- Sagging or soft spots near valleys or eaves
- Dripping gutters or fascia board damage

 **Matt's Rule of Thumb:** If your neighbors are getting new roofs, it's probably time to at least have yours looked at.

4. How to Avoid Common Roofing Mistakes

Many homeowners make costly missteps by:

- **Hiring based on price alone**
- **Skipping inspections for 10+ years**
- **Not getting a written contract**
- **Assuming all roofers supervise their crews**

At Roof Top Solutions, you'll always work directly with the owner. You'll get a clear contract, straight answers, and quality work backed by decades of local experience.

5. Need an Expert Opinion?

You don't have to guess. We offer **free roof assessments** for homeowners across Utah and Salt Lake County. Whether you're worried about a small leak or considering a full replacement, we'll give you honest insight and a detailed plan — no pressure, no fluff.

Schedule Your Free Sidewalk Assessment Today! [\(801\) 318-1281](tel:8013181281)