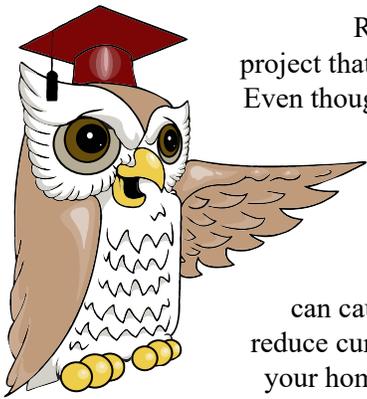


"The Corner Office"... Pay Zero for Your New Roof (in the long run!)



Replacing a roof is a costly project that most homeowners avoid. Even though the cost can be an issue for homeowners, if a roof is damaged or needs replacing, it can affect more than just a home's overall value. It can cause increased energy bills, reduce curb appeal, and may impact your homeowner's insurance rates.

According to the Qualified Remodeler report, homeowners who replace or upgrade their roof see 109% return on their investment when they go to sell their home. That's great news for homeowners!

What makes the ROI of a new roof so high? To start, the roof of a home accounts for about 40% of the overall curb appeal. An old, damaged, or ugly roof can negatively impact a home's list price and the length of time it stays on the market. In fact, according to the Qualified Remodeler report, 32% of real estate agents claim that a recently replaced roof helped close the deal.

In addition to curb appeal, a new roof often improves a home's energy efficiency and can reduce overall insurance rates. Roofing materials today are far more advanced than they were even ten years ago and offer superior protection against leaks and potential damage. All of these benefits give homeowners peace of mind, and that's why homes with a new roof are sought after by home buyers. Not only that, but an aging roof will not be able to hold up against inclement weather like high winds, heavy snowfall or severe storms.

Will I get my money back in value if I do this home improvement? That's the question most folks are asking themselves when they start thinking about a new kitchen, a master bedroom suite, or some other household project that would be nice to have but represents a significant financial

commitment. And the simple truth is, most improvements do not raise the value of your house. But a roof replacement is an exception to that rule. Study after study has shown that a roof replacement will not only return all of the money you spend – but in many cases will return 7% to 9% more than your actual investment. Now that's real peace of mind.

Renovation Type	Cost	Return
New Roof	\$7,500	\$8,000
Hardwood Flooring	\$3,000	\$3,000
Kitchen Renovation	\$68,000	\$40,000
New Master Suite	\$125,000	\$65,000

For all the facts, call us at 1-800-Hackman. Or visit our website at www.HackmanSmartRoof.com

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Why the Best Time to Replace Your Roof is Right Now!

We know that there's never a "good" time to replace your roof. However, trust us when we say, there is no better time than now! Let's take a look at why it's better to do it now than later:

1. Summer is Coming. Summer often means family vacations, backyard BBQ's and being outside enjoying the warmer weather. The LAST thing you'll probably want to be doing is dealing with roof leaks and repairs. That's why now is the perfect time to schedule a roof inspection. Severe weather is also more common in the summer months. If your roof has existing damage, it could get worse if strong winds, heavy rain or hail hits. It's better to get any and all roofing issues taken care of now so you can spend the summer months the way you want to and not focused on roof repairs.

2. A New Roof Can Help Lower Energy Costs. During the hot summer months, your roof can easily reach temperatures of over 200 degrees. That heat penetrates roofs and warms up attics and top floors, forcing air conditioners to work overtime just to keep up. If your home's roof is 15+ years old, you could see significant improvement in your

home's cooling costs by upgrading it with newer materials available on the market today.

3. Existing Roof Damage Could Lead To Costly Repairs.

A small roof leak may not seem like a big deal, but if not fixed right away, it can easily lead to thousands of dollars in repairs. One of the reasons a roof leak can be so costly is because water can travel as much as 8-10 feet away from the source of damage. If you are seeing roof leak warning signs like missing shingles or stains on your ceiling, you need to give us a call today to prevent more damage!

4. Roof Problems Affect Curb Appeal. Spring and summer are very popular times in the housing market! If you are thinking about listing your home, improving curb appeal should be a top priority, along with getting a roof inspection. Why? The roof of your home easily makes up about 50% of your overall curb appeal, and it's something buyers will notice immediately. If they see missing or curling shingles, they will likely expect to pay less.

How do you know if your roof needs to be replaced?

It all starts with a free inspection from our trained roofing experts. Give us a call today at Hackman SmartRoof 717-367-2348



Meet Your Purrfect Partner

This month we wanted to switch things up a little bit and feature a different type of furry friend. 2nd Chance 4 Life not only fosters dogs, but also fosters down on luck cats. They are constantly being asked to help find homes for helpless cats, so 2nd Chance 4 Life created a spot on their website where you can find your purrfect partner.

Visit www.2ndchance4liferescue.org and visit "My Purrfect Partner" on their Animal List. Here they give you the ability to fill out application where you state exactly what you are looking for in your next cat. They then take that application and contact you when the purrfect cat comes along.

More About 2nd Chance 4 Life Rescue: 2nd Chance 4 Life Rescue is primarily a sanctuary for senior and medically needy dogs. Every once in awhile you will see younger dogs but for the most part their dogs live out their life at the ranch at the request of their previous owners or their owners families. They have many sponsorship dogs. Sponsors love to keep in touch and know how their sponsored

(Continue reading on page 3)

Glad You Asked!

In the newest edition to *The Guardian*, we open the floor to any house or roofing-related you may have. We then have one of our professionals get you the answers you're looking for!

This Issue's Question: How long does it take to get a new roof installed?

Answer: New roof installations can vary, but typically a roof can be done within 1-3 days. In some states, and in the north, climate conditions and labor regulations are different from other regions of the USA. Typically in Pennsylvania, a good roofing crew can get 20-30 squares done in one day. (That's about 2,000 to 3,000 square feet per day).

Have a question you need answered? Email your question to office@hackmanroofing.com

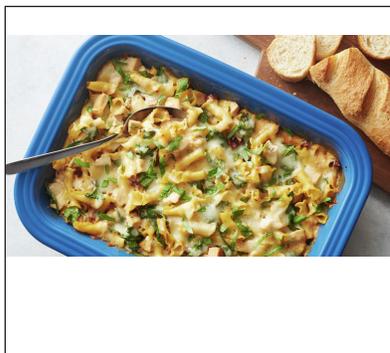
Meet Your Purrfect Partner Continued from page 2



fur buddy is doing :) Anyone can sponsor a dog or cat. If you're interested in sponsoring or applying for adoption, make sure to visit their web site at www.2ndchance4liferescue.org.



Tuscan Chicken Pasta Bake



This easy Italian dump dinner is packed with great flavors and perfect for your next week-night meal. This meal takes ten minutes of hands-off prep!

Makes 6 servings

INGREDIENTS

8 oz uncooked pasta	2 cups cooked chicken
½ cup sun-dried tomatoes	1 jar Alfredo sauce
2 cups water	¼ tsp crushed red pepper
½ tsp Italian seasoning	½ tsp garlic powder
2 cups fresh spinach leaves	1 ½ cups shredded mozz

PREPARATION

1. Heat oven to 375 degrees.
2. Spray 13x9-inch (3-quart) glass baking dish with cooking spray.
3. In large bowl, mix ingredients minus cheese and spinach.
4. Pour mixture into dish. Cover tightly with foil.
5. Bake 40 minutes.
6. Remove dish from oven; stir mixture thoroughly.
7. Add spinach, and stir until well mixed. Sprinkle with cheese.
8. Bake uncovered 5 to 7 minutes or until pasta is tender.
9. Let stand 10 minutes before serving & enjoy!

For You...

Call today to receive **\$500 OFF***
your roof repair, replacement,
siding or spouting.
1-800-HACKMAN

**HACKMAN
SMARTROOF™**

Offer applies to new appointments scheduled through June 18, 2021 for residential roof repairs, replacement, siding or spouting. Prior sales not included.
*Receive a 10% discount - up to \$500 OFF. Cannot be combined with any other special offer. Please present coupon at time of appointment.

For A Friend...

Call today to receive **\$500 OFF***
your roof repair, replacement,
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1-800-HACKMAN

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Offer applies to new appointments scheduled through June 18, 2021 for residential roof repairs, replacement, siding or spouting. Prior sales not included.
*Receive a 10% discount - up to \$500 OFF. Cannot be combined with any other special offer. Please present coupon at time of appointment.

What Our Customers are Saying!

We really appreciated the help Marnie gave us with addresses of homes where we could actually see the shingles colors we were considering. She was very pleasant on the phone and very helpful. The crew did an excellent job, our shingles look great. Kyle did a very neat job on the back porch roof. Very nice job, very pleased with the work that was done.”
- Lewis & Eunice R., Lewisberry

“Clint didn’t give us the lowest quote, but we felt confident in his honesty and his commitment to providing a quality product and installation. He was very patient with the changes we made and never tried to upsell us.” - Jody R., Annville

“The estimator and repairman were good to work with. Everything was clearly explained and all questions were answered.” - George B., Elizabethtown

“Your workmen were on time, worked hard and cleaned up thoroughly! Well done! - Bill & Nancy D., Hershey



Here's Some Fun Facts!

1. McDonald’s once made bubblegum-flavored broccoli
2. The first oranges weren’t orange - they were green!
3. There’s only one letter that doesn’t appear in any U.S. state name... Q.
4. A cow-bison hybrid is called a “beefalo.” You can actually buy its meat in 21 states.
5. Scotland has 421 words for “snow.” Some examples include sneesl (to start snowing), feeble (to swirl), and flinkdrinkin (a light snow).
6. The “Windy City” name has nothing to do with Chicago weather. Chicago’s nickname was coined by 19th-century journalists who were referring to the fact that its residents were “windbags” and “full of hot air.”
7. Peanuts aren’t actually nuts, they’re seeds.
8. Armadillo shells are bulletproof. In fact, one Texas man was hospitalized when a bullet he shot at an armadillo ricocheted off the animal and hit him in the jaw.
9. The longest English word is 189,819 letters long!



“Between You and the Storm”

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