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GAF Coastal Upgrade Package

Superior Synthetic Roofing Underlayment

For coastal New Jersey, GAF Deck-Armor is the superior choice because its high breathability (~16 perms) allows trapped moisture in the roof deck to escape, reducing the risk of rot, mold, and deck deterioration in our humid, mixed-climate environment. With six times the tear strength of felt and a 180-day UV rating, Deck-Armor performs far beyond standard New Jersey code and meets Miami-Dade requirements, ensuring it holds up against the toughest wind-driven rain events.

Drip Edge

We install a 4.5-inch Type F drip edge, which extends further down the fascia and locks securely over the edge of the roof deck. This wider, heavier-gauge edge directs water away from the home and resists wind uplift. Because it carries Miami-Dade approval, this drip edge has been tested to withstand hurricane-force winds, offering superior protection compared to standard code materials.

Starter Strip

At eaves and rakes, we use GAF WeatherBlocker Starter Strips. These factory-cut strips feature wide adhesive bands that firmly seal the first row of shingles, preventing wind uplift at the most vulnerable points. Miami-Dade approval means they have been tested against hurricane conditions, providing a stronger and cleaner installation than hand-cut shingles.

Ridge Ventilation

For attic ventilation, we install Quarrix StormStop Low Profile Ridge Vent. Its storm baffles and built-in weather filter block wind-driven rain while maintaining airflow. Tested to Miami-Dade's hurricane standards, it ensures your attic stays dry and balanced even under coastal storm conditions. Its low-profile design blends with the ridge cap for a clean, finished look.

Ice & Water Shield

We use GAF WeatherWatch Leak Barrier, a self-adhered mineral-surfaced underlayment applied at eaves, valleys, and penetrations. It seals tightly around nails and forms a watertight barrier against wind-driven rain. Miami-Dade approval confirms its performance in high-velocity wind zones, providing critical protection that exceeds local code.

Stainless Steel Step Flashing

At all roof-to-wall transitions, we install step flashing made of heavy stainless steel. Unlike aluminum or painted steel, stainless will not corrode from salt air, ensuring long-term durability. Miami-Dade approval demonstrates that this flashing meets the strictest storm standards, making it the superior choice for coastal properties.

Stainless Steel Pipe Boots

All plumbing penetrations are sealed with stainless steel pipe boots featuring EPDM collars. Stainless bases prevent rust in salty, damp air while the flexible collars maintain a tight seal around vent pipes. Miami-Dade approval confirms their resilience in hurricane conditions. These outperform common aluminum boots that often deteriorate prematurely in coastal environments.

Coastal Specific Nails

We use 1.5-inch stainless steel ring-shank nails with 3/8-inch heads. Stainless resists corrosion from salt air, while the ring-shank grip ensures shingles remain locked in place. These nails exceed local code and meet Miami-Dade hurricane uplift standards.

Coastal Nail Pattern

Every shingle is installed with six nails instead of the four required by standard code. This tighter pattern doubles the holding strength and provides superior resistance against storm winds, ensuring shingles remain intact during nor'easters and hurricanes.

Deck Seam Tape

Before underlayment, we tape every roof deck seam with GAF Roof Deck Tape. This creates a built-in secondary water barrier, often called a "hurricane layer." If shingles are ever lost in a storm, the taped deck keeps rainwater out of the home, providing protection that goes well beyond code and meeting Miami-Dade secondary water barrier requirements.
