

What to Look for in a Roofing Company in Lakeway

Roofing in the Texas Hill Country requires more than just shingles

Living in Lakeway means waking up to views of Lake Travis and the rolling Texas Hill Country. It is beautiful, but that beauty comes with specific demands on a home's roof. The sun beats down hard here. The wind can pick up fast across the lake. And if you live in a planned community or a subdivision with an architectural review board, you are not free to slap on just any material. That is why choosing a roofing company in Lakeway is a decision that combines aesthetics, engineering, and local bureaucracy.

I have seen homeowners make the mistake of hiring a crew from out of town who does not understand HOA approval or the local wind uplift resistance requirements. They end up with a roof that looks fine on paper but fails inspection. Or worse, it looks wrong to the neighbors and has to be torn off. A good roofing company in Lakeway knows these issues before they start. They have relationships with the local architectural review boards and understand the specific roofing permits needed in Travis County.

Tile roofing is the natural choice for Lake Travis homes

If you drive through the neighborhoods around Lake Travis, you will notice a lot of tile roofs. Clay tile roofing and concrete tile roofing are popular here for good reason. They handle the heat well, they last a long time, and they fit the Mediterranean and Spanish colonial styles common in many Lakeway communities. But tile is heavy. It requires proper structural support and a high-quality roof underlayment to keep moisture out.

One thing I have learned is that not all tile is the same. Clay tile roofing gives a richer color and ages beautifully, but it is more brittle than concrete. Concrete tile roofing is tougher and often costs less, but it can fade unevenly if the finish is not good. Both types benefit from a Class A fire rating, which is almost mandatory in the Hill Country due to wildfire risk. And both need careful installation of roof flashing at the valleys, hips, and around chimneys. A sloppy flashing job will leak within a year, no matter how good the tile looks.

Standing seam metal is the modern alternative

For homeowners who want a cleaner, more contemporary look, standing seam metal roofing is gaining traction in Lakeway. It offers excellent wind uplift resistance, which matters when a storm rolls across the lake. The panels are locked together, so water has a hard time finding a way in. And with the right coating, standing seam metal can last fifty years or more.

Copper metal roofing and zinc metal roofing are the premium options here. They develop a natural patina over time and never need painting. But they are expensive and require a roofer who knows how to work with soft metals. Most homes around Lake Travis stick with steel or aluminum standing seam, which gives you the same durability at a lower price. Whichever metal you choose, make sure the roof ventilation is designed correctly. A hot attic shortens the life of any roof, and metal roofs can trap heat if there is no airflow.

What should a roof warranty cover?

When you hire a [roofing company in Lakeway](#), the warranty is one of the first things you should ask about. A good warranty covers both materials and workmanship for at least ten years. But read the fine print. Some warranties exclude wind damage or require annual inspections that cost extra. Others only cover the shingles or tile, not the roof underlayment or the ice and water shield that protects the deck. That shield is critical in Texas because we get heavy rain, even if we do not get snow. A quality ice and water shield applied at the eaves and valleys can save you from a leak that ruins your drywall.

Permits and HOA approval are not optional

I cannot stress this enough. In Lakeway and most of Travis County, you need a roofing permit before you start work. The permit ensures that the roof meets the local building code for wind resistance and fire safety. If you skip it, you could face fines or have trouble selling the house later. The architectural review board in your HOA will also have rules about color, material, and even the profile of the tile or metal. A roofer who has worked in Lakeway for years will know these rules. They will submit the paperwork for you and handle the back-and-forth with the board.

Slate tile roofing is another option, but it is rare

Some homeowners ask about slate tile roofing. It is beautiful and lasts a century. But it is heavy and expensive, and very few roofers in central Texas know how to install it properly. The weight requires additional structural reinforcement, which adds to the cost. And because slate is natural, each piece has slight variations that an inexperienced roofer might struggle with. For most homes around Lake Travis, clay or concrete tile is a more practical choice. But if you have your heart set on slate, make sure the roofer has done it before.

Practical advice for the homeowner

Here is what I tell friends who are building a new home or replacing a roof in Lakeway:

- Get at least three quotes, but do not pick the cheapest. The lowest bid often means thinner underlayment or less flashing detail.
- Ask about the roof underlayment brand. A good synthetic underlayment with a high tear strength is worth the extra money over felt paper.
- Check that the roofer carries liability insurance and workers comp. If a worker falls on your property, you do not want that on your insurance.
- Look at roofs they have finished in your neighborhood. Drive by and see if the tile lines are straight and the flashings are neat.
- Make sure the contract includes the roofing permit fee and any HOA submission costs. Some roofers tack those on later.

Roof ventilation matters more than you think

Proper roof ventilation keeps the attic temperature down and prevents moisture buildup. In the Texas Hill Country, attics can hit 150 degrees in summer. That heat cooks the shingles from below and shortens their life. A ridge vent and soffit vents allow hot air to escape and cool air to enter. If your roofer does not mention ventilation, that is a red flag. They should be calculating the net free vent area based on the roof slope and the size of the attic.

Final thoughts on finding the right roofer

Lakeway is a special place. The homes here are built to last, and the roofs reflect that. Whether you choose clay tile roofing, concrete tile roofing, standing seam metal roofing, or something else, the installer matters more than the material. A roof installed poorly will fail regardless of how much you spent on the tiles. That is why taking the time to find a roofer with local experience, proper licensing, and a solid roof warranty is worth the effort. The right company will make the process smooth, handle the HOA approval and the roofing permit, and give you a roof that looks good and performs for decades.