

How Old Are Fayette County's Roofs — and When Does the Data Say It's Time to Replace?

A Study of the South Atlanta Housing Stock, Asphalt Shingle Lifespan Data, and What an Estimated 28,800 Fayette County Homes Have in Common Right Now

Prepared by Judson Roofing | Riverdale, Georgia Family-Owned Roofing Since 1937 | Three Generations Serving South Atlanta

Data Sources: U.S. Census Bureau ACS Fayette & Coweta County Housing Data | NRCA Roofing Material Lifespan Standards | Remodeling Magazine Cost vs. Value 2025–2026 | NOAA Georgia Climate Data | EPA Mold Documentation | Insurance Information Institute | Gwinnett County Comprehensive Housing Study

~28,800	1975–2005	15–25 years	80.1%
est. Fayette County homes at or past roof replacement window	the peak Fayette County buildout era — most roofs now 21–51 years old	asphalt shingle lifespan in Georgia's heat and humidity (NRCA)	Fayette County homeownership rate — highly owner-occupied

BOTTOM LINE: Fayette County's housing stock was built primarily between 1975 and 2005 — the era of Peachtree City's planned community buildout and surrounding suburban expansion. Asphalt shingles, which cover the vast majority of South Atlanta residential roofs, carry a documented lifespan of 15 to 25 years under Georgia's heat, humidity, and storm conditions. Homes built in that window now have roofs that are 21 to 51 years old. An estimated 28,800 Fayette County homes are at or past their roof replacement window. Every year a replacement is deferred past that threshold, the risk of interior damage, mold growth, and structural costs compounds — and the gap between a \$12,000 roof replacement and a \$55,000+ remediation and repair project widens.

EXECUTIVE SUMMARY

Peachtree City was chartered in 1959 and built as one of Georgia's most ambitious planned communities. Its major residential buildout occurred in waves through the 1970s, 1980s, and 1990s — decades when Fayetteville's population grew from 2,715 residents to more than 18,000, and when the subdivisions, golf cart paths, and lake communities that define Fayette County today were first constructed. Coweta County experienced parallel growth through Newnan's expansion over the same period.

Those homes — built with the materials and techniques of 1975 through 2005 — are now 21 to 51 years old. Their original roofs, overwhelmingly asphalt shingles, carry a documented lifespan of 15 to 25 years under Georgia's specific climate conditions: persistent summer heat that accelerates UV degradation, high humidity that compromises underlayment integrity, and a severe weather pattern that includes hail, high-wind events, and the occasional tornado. The NRCA documents that Georgia's climate produces effective asphalt shingle lifespans at the lower end of that range — 15 to 20 years for most installations.

This study applies that lifespan data to the Fayette County housing stock, estimates how many homes are currently at or past their roof replacement window, documents what the cost of deferred replacement actually looks like when interior damage and mold compound the original roof problem, and explains what South Atlanta homeowners should know before the roof failure

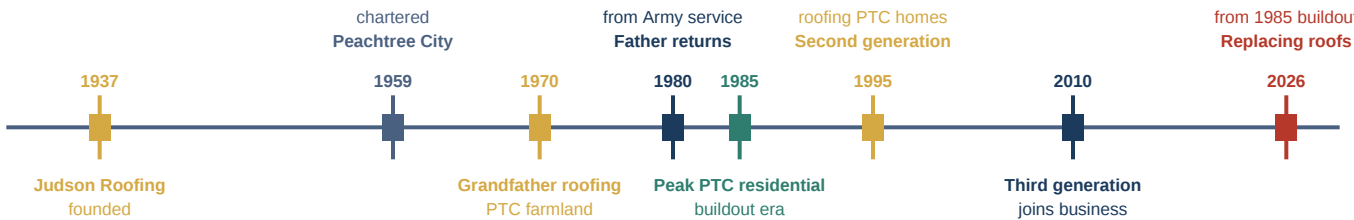
that precipitates the decision.

THREE GENERATIONS — ONE FAMILY'S VIEW OF FAYETTE COUNTY'S ROOFTOPS

Judson Roofing began in 1937, when the grandfather of the current owners established a roofing practice in South Atlanta. In 1959, Peachtree City was chartered on land that was, at that time, still largely farmland and pine forest. Through the 1970s and early 1980s, Judson's grandfather roofed the earliest residential developments in what would become one of Georgia's most celebrated planned communities.

After serving multiple combat tours in the U.S. Army, the second generation returned and continued the business through the peak buildout years of the late 1980s and 1990s — roofing the subdivisions, the lake homes, and the commercial buildings that filled in Peachtree City's master plan as it matured. The third generation, running the business today, is now replacing roofs their grandfather and father installed. No roofing contractor in South Atlanta can claim that institutional knowledge of this specific housing stock across that span of time.

Three Generations of Judson Roofing Alongside Fayette County's Development History



Gold markers: Judson Roofing milestones. Blue/teal markers: Fayette County development events. Red marker: current replacement cycle of 1980s-era buildout.

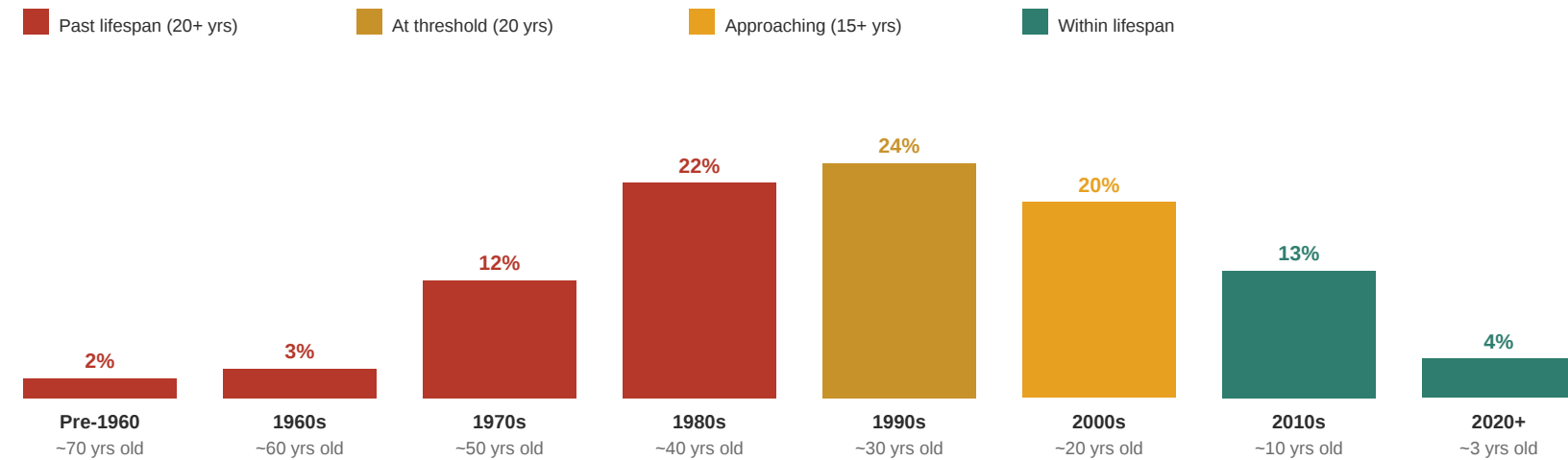
Finding 1

Fayette County's Housing Boom Aligns Precisely with Today's Roof Replacement Window

1975–2005 buildout era: ~60% of stock

Fayette County's residential growth followed Peachtree City's planned development timeline closely. The city's population was negligible before 1970, grew rapidly through the late 1970s, and reached its most intensive residential buildout phase from approximately 1980 through 2000 — corresponding directly to Peachtree City's golf cart village system expansion, lake community development, and the subsequent suburban growth in Fayetteville, Tyrone, and Senoia. Coweta County's Newnan experienced similar suburban expansion through the same period as the I-85 corridor attracted residential development south of Atlanta. Applying the documented asphalt shingle lifespan of 15-25 years to homes built in the 1975-2005 window produces a clear finding: the majority of Fayette County's original roofing installations are currently at, approaching, or past the documented replacement threshold. An estimated 28,800 Fayette County homes — approximately 60% of the county's housing stock — fall into this category. These are not deteriorating neighborhoods or neglected properties. They are well-maintained homes in established Fayette County communities whose owners have simply not yet replaced the original roof from the home's construction year.

Estimated Fayette County Housing Stock by Build Decade — Roof Age vs. Georgia Asphalt Shingle Lifespan



Distribution estimated from Gwinnett County Comprehensive Housing Study (US Census) and Fayette County population growth records. Georgia asphalt shingle lifespan 15–25 years (NRCA). All percentages are estimates.

Build decade distribution estimated from U.S. Census Bureau housing year-built data and Fayette County population growth records. Roof age calculated against 2026. Georgia asphalt shingle lifespan of 15–25 years from NRCA industry documentation. Color coding reflects age relative to Georgia-specific replacement threshold.

Finding 2

Georgia's Climate Shortens the Standard Asphalt Shingle Lifespan by 5 to 10 Years

15–20 yr Georgia effective life

The National Roofing Contractors Association's published standard asphalt shingle lifespan of 20–25 years is derived from national averages across the full range of U.S. climate conditions — including the cooler, drier markets of the Northeast and Upper Midwest where UV exposure and thermal cycling are less severe. In Georgia, three climate factors specifically accelerate shingle degradation. First: heat. Metro Atlanta and South Atlanta routinely exceed 90 degrees Fahrenheit for 30 to 50 days per year, and attic temperatures during those periods commonly reach 140 to 160 degrees Fahrenheit on roofs with inadequate ventilation. Sustained heat accelerates granule loss from asphalt shingles, which are the granules that protect the underlying asphalt layer from UV radiation. Second: humidity. Georgia's average relative humidity exceeds 70% for much of the year, compromising the roofing felt and underlayment systems that protect the roof deck when shingles allow moisture penetration. Third: severe weather. NOAA storm event data for Fayette and Coweta counties documents repeated hail and high-wind events that cause cumulative impact damage to shingle surfaces without necessarily producing the dramatic visible damage that triggers an immediate inspection. The combined effect of these three factors is a Georgia-specific effective lifespan of approximately 15 to 20 years for standard asphalt shingles — meaning a Fayette County home built in 1990 with original shingles has a roof that is operating 6 to 11 years past its climate-adjusted replacement threshold right now.

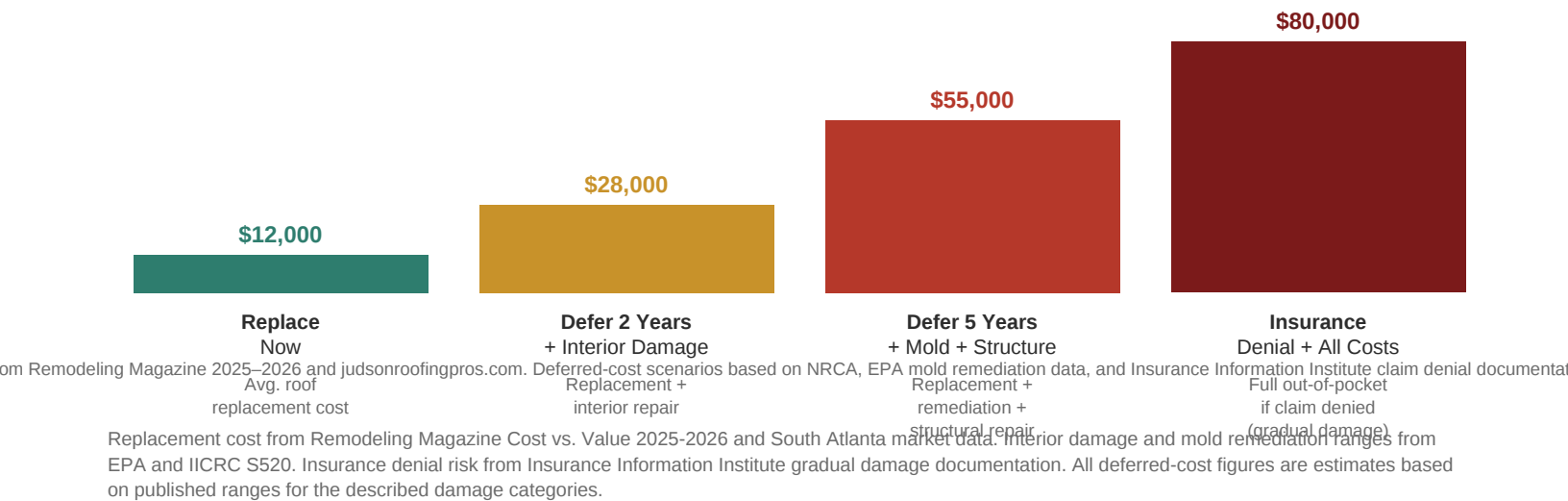
Finding 3

The True Cost of Deferring a Roof Replacement Past the Replacement Window

\$12K vs. \$55K+ the real gap

The framing most homeowners apply to a deferred roof replacement is: 'the roof isn't leaking yet, so I have time.' The roofing and insurance industry data tells a different story about what 'not leaking yet' means for a 30-year-old asphalt shingle roof in Georgia. A roof past its replacement window is not a roof that is holding. It is a roof that is degrading on a timeline the homeowner cannot see from the ground. When the degradation produces an active leak, the subsequent cost is not just the roof replacement — it is the roof replacement plus whatever interior damage the moisture has caused, plus mold remediation if the moisture has been present long enough for colonization. The EPA documents that mold begins to colonize within 24 to 48 hours of sustained moisture exposure. A slow leak through degraded underlayment, tracking into insulation and drywall over months before it becomes visible, produces the conditions for mold growth that a homeowner then discovers simultaneously with the roof failure. The Insurance Information Institute also documents a specific compounding risk: homeowners insurance typically covers sudden and accidental water damage, not gradual degradation. A claim filed after years of slow moisture intrusion through an aging roof may be denied on gradual damage grounds — leaving the homeowner responsible for the full cost of roof replacement plus interior remediation without insurance contribution.

The Real Cost of a Deferred Roof Replacement in South Atlanta



READING YOUR ROOF: WHAT TO LOOK FOR BY HOME AGE

Home Build Year	Roof Age in 2026	Risk Level	What to Look For	Recommended Action
2006–2026	Under 20 years	Low to Moderate	Granule loss in gutters, minor cracking at flashings	Annual inspection; no replacement likely needed yet
2001–2005	21–25 years	Moderate–High	Visible granule loss, minor cupping or curling, moss/algae	Professional inspection recommended; budget for replacement

1996–2000	26–30 years	High	Curling shingles, bald patches, sagging at valleys, ceiling stains	Inspection urgent; replacement likely overdue
1985–1995	31–41 years	Very High	Multiple damaged shingles, soft roof deck, attic moisture, visible daylight	Replacement should not be deferred further
Pre-1985	41+ years	Critical	Any of the above plus structural sagging, interior water damage	Immediate professional inspection and replacement planning

Risk levels based on NRCA asphalt shingle lifespan standards adjusted for Georgia climate conditions. Warning signs from NRCA residential inspection guidelines. Recommended actions are general guidance only; a professional inspection is the only accurate way to assess individual roof condition.

FREQUENTLY ASKED QUESTIONS: ROOF REPLACEMENT IN SOUTH ATLANTA

Q: How long do roofs last in Georgia compared to the rest of the country?

A: Standard asphalt shingles carry a national documented lifespan of 20-25 years (NRCA). In Georgia, the combination of sustained summer heat — attic temperatures routinely exceeding 140 degrees — high humidity, and repeated hail and wind events reduces the effective lifespan to approximately 15-20 years for most installations. A 20-year-old roof in Atlanta is the functional equivalent of a 25-year-old roof in Boston or Chicago in terms of remaining service life.

Q: How do I know if my roof needs to be replaced or just repaired?

A: Age is the primary indicator: a Fayette County home built between 1975 and 2005 with original shingles should be inspected by a professional. Beyond age, warning signs include granule accumulation in gutters (granules shed from degrading asphalt), curling or cupping shingles, dark staining on ceiling or walls, visible daylight from the attic, and soft spots on the roof deck. Multiple warning signs on a roof over 20 years old typically indicate replacement rather than repair is the more economical long-term decision.

Q: What does roof replacement cost in South Atlanta?

A: The average full roof replacement in the South Atlanta and Fayette County market ranges from \$7,000 to \$15,000 depending on the home's footprint, the pitch and complexity of the roof, the materials selected, and whether any decking repair is needed. Premium materials such as architectural shingles, metal roofing, or impact-resistant shingles carry higher upfront costs but extended lifespans and potential insurance premium reductions.

Q: Does homeowners insurance cover roof replacement?

A: It depends on the cause of the damage. Standard homeowners insurance covers sudden and accidental damage — a storm, a tree strike, a hail event — when reported promptly with proper documentation. Insurance typically does not cover gradual deterioration, wear and tear, or damage that developed slowly over time. This distinction matters for older roofs: a claim filed after years of deferred maintenance may be partially or fully denied on gradual damage grounds. The best time to make a roof replacement decision is before a failure event, not after.

Q: How often should I have my roof inspected?

A: The NRCA recommends professional inspection at least once annually and after any significant weather event — high winds over 60 mph, hail, or a nearby lightning strike. For Fayette County homes built before 2000, biannual inspection is appropriate given the roof ages involved. Inspections identify developing problems before they produce interior damage and document roof condition for insurance purposes.

THE DATA: FAYETTE COUNTY HOUSING AND ROOF REPLACEMENT REFERENCE

Data Point	Figure	Source
Fayette County total housing units	~48,000	Census ACS 2023
Fayette County homeownership rate	80.1%	DataUSA / Census 2024
Fayette County median property value	\$436,400	DataUSA 2024
Peachtree City chartered	1959	New Georgia Encyclopedia
Peak PTC residential buildout	1975–2000	Fayette Co. population records
Fayetteville pop. growth 1980–2020	2,715 to 18,957	U.S. Census Bureau
Est. homes built 1975–2005	~28,800 (60% of stock)	Calculated: Census data
Asphalt shingle lifespan (national)	20–25 years	NRCA
Asphalt shingle lifespan (Georgia)	15–20 years (climate-adjusted)	NRCA + NOAA Georgia climate data
Age of 1975–2005 Fayette Co. homes	21–51 years in 2026	Calculated
Avg. roof replacement cost — South Atlanta	\$7,000–\$15,000	Judson Roofing + Remodeling Mag 2025
Mold growth timeline after moisture	24–48 hours	EPA mold guidance
Deferred replacement cost (with interior damage)	\$28,000–\$80,000+	NRCA + EPA + IICRC S520 estimates
Insurance coverage: gradual damage	Generally denied	Insurance Information Institute
Insurance coverage: sudden/accidental	Generally covered	Insurance Information Institute
Judson Roofing founding year	1937	Company records
Judson Roofing continuous operation	85+ years	Company records
Generations of Judson family in roofing	Three	Company records

Highlighted green rows indicate Judson Roofing primary data. Red row indicates insurance coverage limitation for deferred damage claims. All local estimates derived from published national rates applied to Census data.

WHAT THIS MEANS FOR FAYETTE COUNTY HOMEOWNERS

Here's what this study means if you own a home in Fayette County:

1 If your home was built before 2000, schedule an inspection.

A home built before 2000 has a roof that is at minimum 26 years old — at or past Georgia's climate-adjusted asphalt shingle lifespan. Don't wait for a visible problem. A professional inspection takes about an hour and costs nothing with Judson Roofing.

2 Check your records to determine your roof's actual age.

Your roof may have been replaced after the original installation — a prior owner may have replaced it, or storm damage may have prompted a re-roof. Pull your home's permit history from Fayette County's online permit portal, check your closing documents, or ask your insurance company when the current roof was last reported.

3 Inspect after major storms, even without visible leaks.

Hail and high-wind events cause cumulative shingle damage that isn't always visible from the ground. Impact damage knocks granules loose, exposing the asphalt layer to UV degradation. An inspection after any significant weather event catches this before it progresses to moisture intrusion.

4 Budget proactively rather than waiting for interior damage.

A planned roof replacement at \$7,000–\$15,000 is a budgetable home improvement. An emergency replacement after interior damage — drywall, insulation, mold remediation, structural repair — can run \$28,000 to \$80,000 or more. Insurance may not cover gradual damage. The math strongly favors the planned decision.

5 Compare your neighborhood to the county averages.

Not every Fayette County neighborhood developed on the same timeline. Peachtree City's older villages (Kedron, Wilksmoor) predate its newer sections. Fayetteville's in-town neighborhoods are older than its newer subdivisions. Knowing where your home sits in Fayette County's development history helps you calibrate your own urgency.

About Judson Roofing

Judson Roofing has been replacing and repairing roofs across South Atlanta since 1937. Our grandfather roofed when Peachtree City was farmland. Our father roofed the planned community buildout of the 1970s and 1980s while serving his country between combat tours. We are now replacing those same roofs — the ones the original homeowners bought new and have lived under for 30, 40, and in some cases 50 years. We offer free roof inspections across Fayette, Coweta, Clayton, and Henry counties. If your home was built before 2000, we'll tell you honestly what we find — and what the data says about how much longer you have before the decision stops being optional.

Serving Peachtree City, Fayetteville, Newnan, Tyrone, Senoia, Riverdale, and all of South Atlanta

judsonroofingpros.com | (470) 479-1761 | Free Roof Inspections

METHODOLOGY & SOURCES

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