

Residential Roof Replacement Quote

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QUOTED PRICING

Property Details:

- Roof Type: Gable roof with hip sections
- Total Roof Area: 2,850 square feet (28.5 squares)
- Roof Pitch: 6/12 slope
- Stories: Two-story residence
- Current Roofing: 20-year-old asphalt shingles (end of life)

#	Title	Quantity	Price	Total
Materials				\$15,872
1	Roof Tear-Off & Disposal Complete removal of existing shingles, felt, and nails. Includes dumpster rental and disposal fees for all debris.	28 sf	\$100	\$2,800
2	Roof Decking Inspection & Repair	30 sheet	\$85	\$2,550
3	Ice & Water Shield Premium self-adhering waterproofing membrane installed in valleys, eaves, and critical areas	8 rolls	\$125	\$1,000
4	Synthetic Underlayment High-performance synthetic roofing underlayment (GAF Deck-Armor), covers entire roof deck	12 rolls	\$75	\$900
5	GAF Timberline HDZ Shingles Premium architectural shingles, Weathered Wood color, Class A fire rating, 130 MPH wind resistance	12 sq	\$285	\$3,420
6	Ridge Vent Installation Continuous ridge vent system for optimal attic ventilation, includes cutting ridge and installation	65 lf	\$9	\$585
7	Hip & Ridge Cap Shingles GAF Seal-A-Ridge hip and ridge cap shingles, matching color	22 bundle	\$45	\$990

#	Title	Quantity	Price	Total
8	Aluminum Drip Edge Pre-finished aluminum drip edge installed along all eaves and rakes for water protection	280 lf	\$4	\$1,120
9	Pipe Boot Replacements New rubber pipe flashings/boots for all plumbing vent penetrations	6	\$35	\$210
10	Roof Vent Replacements New plastic roof vents to replace existing damaged vents	4	\$30	\$120
11	Step Flashing Installation New galvanized step flashing at chimney and wall intersections	3	\$125	\$375
12	Step Flashing Installation New galvanized step flashing at chimney and wall intersections	3	\$125	\$375
13	Valley Flashing	42 bundles	\$18	\$756
14	Starter Shingles GAF starter strip shingles along all eaves and rakes for proper seal and wind resistance	18	\$32	\$576
15	Roofing Nails & Fasteners	1	\$95	\$95
Labor, Permit, Cleaning				\$5,070
16	Installation Professional installation by certified roofing crew, includes all workmanship and supervision	28	\$165	\$4,620
				
17	Building Permit City of Austin building permit for roof replacement, includes all required inspections	1	\$450	\$450
18	Gutter Cleaning Complimentary cleaning of all gutters and downspouts upon project completion	1 FREE	\$0	\$0

Subtotal (excl. taxes)	\$20,942
TAX 6% exclusive	\$1,256.52
Total	\$22,198.52

TERMS AND CONDITIONS

3.1 Quote Validity: This quote is valid for 15 days from the date above. Material prices are locked at current rates during this period. After expiration, pricing is subject to change based on current material costs.

3.2 Binding Agreement: Upon acceptance and signature, this quote becomes a binding contract. The quoted price is fixed and will not change unless additional work outside the original scope is requested and approved in writing.

3.3 Payment Terms: Payment schedule: 30% deposit due upon contract signing to secure materials and scheduling; 40% due upon completion of tear-off and underlayment installation; 30% final payment due upon project completion and customer satisfaction. Payment accepted via check, cash, or major credit cards (3% processing fee applies to credit card payments).

3.4 Additional Decking: This quote includes replacement of damaged decking up to 10% of total roof area. If additional decking replacement beyond 10% is required, it will be billed at \$85.00 per sheet of plywood/OSB, approved before installation.

3.5 Weather Delays: Project timeline is subject to weather conditions. Work will not proceed during rain, high winds (over 25 mph), or temperatures below 40°F as required by manufacturer specifications. Customer will be notified of any weather-related delays.

3.6 Permits and Inspections: Peak Performance Roofing will obtain all necessary permits. All work complies with current building codes and will pass required inspections. Permit cost is included in quoted price.

3.7 Manufacturer Warranty: GAF Timberline HDZ shingles include GAF System Plus Limited Warranty (25 years material coverage, 10 years labor coverage). Warranty registration will be completed within 30 days of project completion.

3.8 Workmanship Warranty: Peak Performance Roofing provides a 10-year workmanship warranty covering installation defects. This warranty is transferable to future homeowners with written notification.

3.9 Property Protection: We will protect landscaping, driveways, and other property features during work. Tarps will be placed around house perimeter. Magnetic sweeps will be performed daily and upon completion. Customer should remove or protect valuable items from attic space.

3.10 Insurance: Peak Performance Roofing carries full general liability insurance and workers' compensation insurance. Certificate of insurance available upon request.

3.11 Change Orders: Any changes to the scope of work must be requested in writing and will

be priced separately. Change orders require written approval before work proceeds.

3.12 Cancellation Policy: Customer may cancel within 3 business days of signing without penalty. After this period, deposit is non-refundable if materials have been ordered. If work has commenced, customer is responsible for work completed and materials purchased.

3.13 Questions: For questions about this quote or to schedule work, contact us at (512) 555-7890 or quotes@peakroofing.com.

Signatures

Build Tech Construction

Matthew Smith: _____

Signature: _____

Date: _____

Gleichner LLC

Gardy Ebbins: _____

Signature: _____

Date: _____