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## ROOF TEAR-OFF REPLACEMENT COSTS

### **Get to Know Your Roof**

Knowing when to repair versus when to replace a roof is a critical decision that requires an expert eye. Trained roofing professionals can assist you in this endeavor by providing visual inspections to help identify roof damage and leaks, which are most often found in flashings and roof penetrations - address these critical areas prior to applying any roof coating. Core cuts and non-destructive testing provide key information in determining the condition of your roof. Also, wet insulation on a roof will need to be removed and replaced before the roof can be restored. An infrared scan can identify locations of wet insulation and typically, if more than 30 percent of the roof's insulation is wet, a complete tear-off is recommended.

### **Don't Replace Your Roof...Restore it!**

- \* Saves Money
- \* No Tear-Off / No Demolition
- \* Reduces Heat Transfer into Building

### Why Coat a Roof

- \* Higher Reflectivity
- \* Higher Emittance
- \* Aesthetics
- \* Ease of Application



### **How Much Does It Cost To Replace A Roof?**

#### Tear Off and Disposal

Before a roof can be replaced, the old roofing materials must be torn off or prepared for overlaying. Typical costs for tear-off are listed below:

- 1 layer: \$90 – \$140 per 100 square feet
- 2 layers: \$110 – \$160 per 100 square feet
- 3 layers: \$120 – \$170 per 100 square feet

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## **Basic Assumptions**

The cost to replace a roof depends on several factors, including the size of the roof, the climate, the accessibility, local labor rates, and work that must be done. The [National Roofing Contractors Association](#) recommends looking at the annual cost of the roof per year instead of the total cost. This calculation is the total cost of the roofing job (materials and labor) divided by the life expectancy of the new roof.

Roofing professionals typically quote materials in squares, which is 100 square feet, or a 10' by 10' area. The average roof in the United States is 40' by 60', which is 2400 square feet or 24 squares. The examples given below are based on this figure.

## **Estimate – Roof Replacement Costs**

After the roof has been prepared, the materials are ready for replacement. During this period, the roofers may notice water damage or other problems that must be fixed before the new materials can be installed. Property owners also have a choice of protective underlayment, if the roof has been torn off to the decking.

Materials that offer longer warranties, more color options, and better decorative qualities are more expensive than basic roofing materials. Cost of permits vary by state and city. Some agencies charge a flat fee while others base the permit cost on the value of the project.

## **Total Cost**

A replacement roof with mid-grade materials can cost \$10,000 and up. Professional roofers are trained in areas, such as when to use the materials, how to apply the materials so they meet industry standards, local building codes, where to dispose of waste properly, and how to work safely without damaging the roof system or injuring any of the workers. When possible, restoration is almost always more cost-effective than roof tear-off and replacement.

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