

Complete Price List — 2026

Typical prices for standard jobs. Your exact price is confirmed up front — before any work starts — and it doesn't change.

Free inspection & written quote — itemized line by line before any work begins.

\$149 emergency call-out — waived when you proceed with the repair.

The quote is the price — no mid-job extras without your written sign-off.

INSPECTION & CALL-OUT

Roof inspection & written photo report	Free
Drone & infrared leak inspection	from \$250
Storm damage assessment & insurance report	from \$150
Emergency leak call-out (24/7)	\$149
Annual maintenance plan	from \$299/yr

ROOF REPAIR

Minor shingle repair (up to 100 sq ft)	from \$350
Chimney, skylight or vent flashing repair	from \$450
Ridge cap & valley repair	from \$500
Storm damage repair (wind or hail)	from \$600
Emergency tarp & dry-in	from \$300

ROOF REPLACEMENT

Asphalt shingle re-roof	\$4.50–\$8/sq ft
Full tear-off & replacement (avg. 2,000 sq ft home)	from \$9,500
Decking replacement	\$110–\$160/sheet
Second-layer tear-off surcharge	from \$1/sq ft
Haul-away & disposal of old roofing	Included

GUTTERS & DRAINAGE

Seamless aluminum gutters	\$9–\$15/lin. ft
Downspout installation	from \$120 each
Leaf guard installation	\$6–\$12/lin. ft
Gutter cleaning	from \$150
Gutter repair & resealing	from \$175

PREMIUM UPGRADES

Standing-seam metal roof	\$10–\$16/sq ft
Skylight replacement incl. flashing	from \$1,800
Ridge vent & attic ventilation upgrade	from \$600

Roof size, pitch and access move the price most. A steep or multi-story roof takes more safety gear and time, a second shingle layer adds tear-off cost, and hidden decking damage is the usual mid-job surprise — which is why we photograph and confirm everything with you before it goes on the bill.