Commercial roof replacement estimate

Tear off the 1998 built-up roof on the 24,000 sq ft Eastgate warehouse and install a 60-mil TPO roof with a 20-year manufacturer's warranty.

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Roof survey

From our survey on July 14: infrared scan at dusk, six core cuts and a walk of every drain and curb.

ROOF AREA

240 squares

24,000 sq ft, measured

WET INSULATION

31%

Mostly around drains 2 and 5

DECK TO REPLACE

600 sq ft

Corroded at two drains

WHAT THE CORES SHOWED

Re-covering over wet insulation traps moisture and voids warranties, so this estimate tears off to the deck.

- Cores 1, 3 and 6: dry, built-up roof over 1.5 in fiberboard.
- Cores 2 and 5: saturated insulation, deck rust at the drains.
- Core 4: two roofs already in place, a third is not allowed by code.

Core cut log

CORE	LOCATION	LAYERS	MOISTURE
1	North bay	BUR, fiberboard	Dry
2	Drain 2	BUR, fiberboard	Saturated
3	Center	BUR, fiberboard	Dry
4	Office wing	2 roofs, fiberboard	Damp
5	Drain 5	BUR, fiberboard	Saturated
6	South bay	BUR, fiberboard	Dry

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Estimate summary

Quantities from the survey; field area priced by the square.

ESTIMATED TOTAL	SYSTEM	DURATION
$268,710.00	**TPO, R-30**	**4 weeks**
No tax charged on the lump sum	Over new cover board	Building stays open

ASSUMPTIONS

If any of these proves wrong, we price the change in writing before continuing.

- Rooftop units are disconnected and reset by your HVAC contractor.
- Deck replacement stays within the 600 sq ft allowed above.
- Work is done in dry weather; rain days extend the schedule.

Scope of work

What we do, and what stays with the owner.

Included

- Tear-off to the deck and disposal
- Deck repair at the corroded drains
- Tapered insulation, cover board and TPO
- Parapet flashing, coping, drains and scuppers

Not included

- HVAC disconnects and resets
- Skylights and roof hatches, unless added
- Interior ceiling repairs

Anything excluded can be priced on request.

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Estimate

Field areas by the square, edges by the linear foot, items each. Labor, materials and disposal included.

#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Tear-off and deck					
1	**Remove built-up roof and wet insulation to the deck** Code: TD-TRO Dumpsters and landfill fees included.	240 squares	$165.00	–	0%	$39,600.00
2	**Replace corroded steel deck** Code: TD-DCK Allowance from the core cuts; billed by the area actually replaced at this price.	600 sq ft	$9.50	–	0%	$5,700.00
				Subtotal: Tear-off and deck		**$45,300.00**
	Insulation and membrane					
3	**Polyiso insulation, 2 layers, R-30, staggered joints** Code: IM-ISO	240 squares	$310.00	–	0%	$74,400.00
4	**Tapered crickets to the drains** Code: IM-TAP	18 crickets	$420.00	–	0%	$7,560.00
5	**Cover board, 1/2 in gypsum** Code: IM-CVR	240 squares	$88.00	–	0%	$21,120.00
6	**60-mil TPO membrane, mechanically attached** Code: IM-TPO Color: White, reflective	240 squares	$265.00	–	0%	$63,600.00
				Subtotal: Insulation and membrane		**$166,680.00**

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#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Flashing and edge metal					
7	**Parapet flashing, TPO-coated metal** Code: FL-PAR	640 lin ft	$24.00	–	0%	$15,360.00
8	**Coping cap, 24-gauge, prefinished** Code: FL-COP	640 lin ft	$19.00	–	0%	$12,160.00
9	**New roof drains with strainers** Code: FL-DRN	6 ea	$780.00	–	0%	$4,680.00
10	**Curbs and penetrations flashed** Code: FL-CRB	14 ea	$265.00	–	0%	$3,710.00
11	**Scuppers and downspouts** Code: FL-SCP 	4 ea	$540.00	–	0%	$2,160.00
			Subtotal: Flashing and edge metal			**$38,070.00**
	Project costs					
12	**Crane, hoisting and staging** Code: PC-HST	3 days	$1,850.00	–	0%	$5,550.00
13	**Safety: warning lines and edge protection** Code: PC-SAF	1 lot	$2,400.00	–	0%	$2,400.00
14	**Manufacturer 20-year NDL warranty fee** Code: PC-WAR	240 squares	$12.00	–	0%	$2,880.00
15	**Contingency, 3% of the work** Code: PC-CON For wet areas the core cuts did not show. Unused contingency is not billed.	1 lot	$7,830.00	–	0%	$7,830.00
			Subtotal: Project costs			**$18,660.00**

Subtotal	$268,710.00
Sales tax (paid by us on materials, not charged on this lump sum)	$0.00
Estimated total	**$268,710.00**

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Unit prices for changes

If the deck or insulation hides more than the survey showed, extra work is billed at these prices and only with your written approval.

ITEM	UNIT PRICE	UNIT
Additional steel deck replacement	$9.50	per sq ft
Additional wet insulation removal	$1.40	per sq ft
Additional tapered insulation	$3.10	per sq ft

Alternates

80-mil TPO, 25-year warranty Thicker membrane, longer warranty.	better puncture resistance, NDL 25 years	**$14,400** added to the total
Walkway pads to the units Protects the membrane where technicians walk.	420 lin ft, heat-welded	**$3,850** added to the total
Two new roof hatches Replace the rusted hatches with guardrails.	OSHA guardrail, flashed in TPO	**$4,600** added to the total

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Schedule

Four weeks in sections, so no part of the roof is open overnight.

WEEK 1

North bay

Tear-off and dry-in by section.

WEEK 2

Center and drains

Deck repairs, crickets, new drains.

WEEK 3

South bay and office

Insulation, membrane, curbs.

WEEK 4

Edges and inspection

Coping, scuppers, manufacturer inspection.

About this estimate

1. Estimate, not contract

1.1 Accepting this estimate lets us issue a lump-sum contract on these prices, adjusted only by the unit prices above. Prices hold until Aug 19, 2026.

2. Warranty

2.1 The manufacturer's 20-year no-dollar-limit warranty is issued after its inspection; our workmanship warranty is 5 years.

3. Payment

3.1 Monthly progress billing, 10% retainage released with the warranty.

Accept this estimate

Sign to accept the estimate and ask us to prepare the contract and order materials.

PROPERTY MANAGER SIGNATURE

_____

DATE

_____

FULL NAME

_____

POSITION

_____

Estimate CR-26-0544, valid until Aug 19, 2026.

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