

Roof replacement estimate

Tear-off and a new Class 4 shingle roof, 27.1 squares

ESTIMATE # EST-26-0477
ISSUED Nov 2, 2026
VALID UNTIL Dec 2, 2026

PREPARED BY

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PREPARED FOR

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Your roof at a glance

What we found at the inspection on October 29, 2026, and what this estimate is based on.

ROOF AREA	PITCH	LAYERS TO REMOVE
27.1 squares	**6/12**	**1**
2,710 sq ft, 6 facets	Walkable, no steep-slope charge	Original 2009 three-tab roof

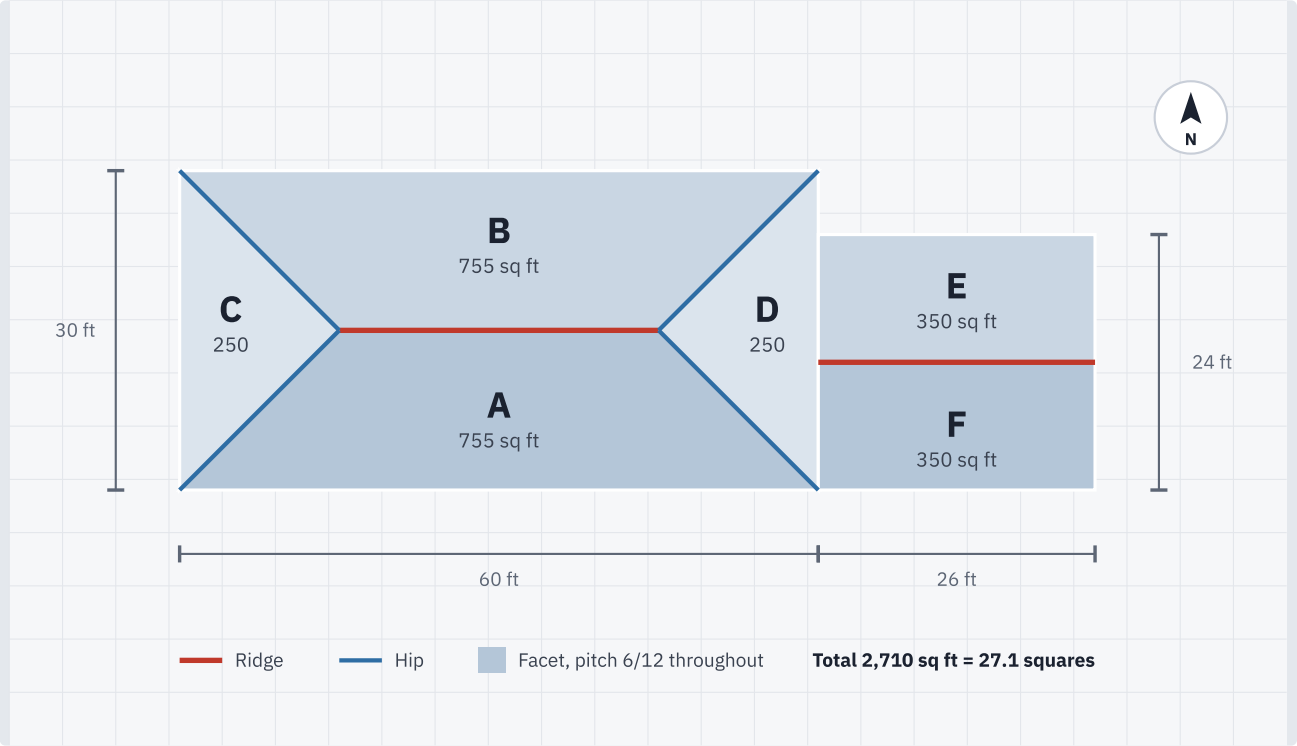
CONDITION	WORK TIME	ESTIMATED TOTAL
Hail damage	**2 working days**	**$19,620.85**
Bruised shingles on A, D, F	Weather permitting	No sales tax, see the note

WHY THIS IS AN ESTIMATE

Quantities come from our measurements. Two things can change once the old roof is off, and both are priced per unit so you know the cost in advance:

- Decking: 3 sheets allowed, more at $92.00 per sheet
- A second hidden layer of shingles: $68.00 per square to remove

Roof measurements



Measured on site on October 29 and checked against aerial images. Facet areas are on the slope, so they already include the 6/12 pitch.

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Estimate

Installed prices in US dollars: each line includes materials and labor.

#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Tear-off and preparation					
1	**Remove existing shingles and felt, 1 layer** Code: TO-1L Measured: 2,710 sq ft, see the roof plan	27.1 sq	$68.00	–	0%	$1,842.80
2	**Roll-off dumpster, 20 yd³, with disposal** Code: TO-DUMP	1 load	$540.00	–	0%	$540.00
3	**Roof deck replacement, 7/16 in OSB (allowance)** Code: TO-DECK We cannot see the deck until the old roof is off. This estimate allows 3 sheets; soft or rotten decking is replaced at the same price per sheet and billed at the actual count.	3 sheets	$92.00	–	0%	$276.00
4	**Landscape protection and magnetic nail sweep** Code: TO-SITE	1 job	$260.00	–	0%	$260.00
			Subtotal: Tear-off and preparation			**$2,918.80**
	Roof system, installed					
5	**Architectural shingles, Class 4 impact-resistant** Code: RS-SH-C4 Quantity: 27.1 squares + 10% waste, rounded up Rating: UL 2218 Class 4 hail, 130 mph wind Color: Chosen at signing from the sample board	30 sq	$398.00	–	0%	$11,940.00
6	**Synthetic underlayment** Code: RS-UL	27.1 sq	$34.00	–	0%	$921.40
7	**Starter strip, eaves and rakes** Code: RS-ST	235 ft	$1.85	–	0%	$434.75
8	**Drip edge, aluminum, eaves and rakes** Code: RS-DE	235 ft	$2.90	–	0%	$681.50
9	**Hip and ridge cap shingles** Code: RS-HR Measured: 56 ft of ridge + 90 ft of hips	146 ft	$6.40	–	0%	$934.40
			Subtotal: Roof system, installed			**$14,912.05**

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#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Flashing and ventilation					
10	**Ridge vent with external baffle** Code: FV-RV Replaces the 6 box vents; vented ridge stops 3 ft short of each hip.	50 ft	$10.50	–	0%	$525.00
11	**Remove box vents and deck over the openings** Code: FV-BOX	6 vents	$38.00	–	0%	$228.00
12	**Pipe boots, replaced** Code: FV-PB	4 pcs	$62.00	–	0%	$248.00
13	**Chimney counter-flashing, re-flash and seal** Code: FV-CH	1 ea	$465.00	–	0%	$465.00
14	**Step flashing, garage roof to house wall** Code: FV-SF	27 ft	$12.00	–	0%	$324.00
			Subtotal: Flashing and ventilation			**$1,790.00**

Subtotal	$19,620.85
Sales tax (not charged)	$0.00
Estimated total	**$19,620.85**

What this estimate covers

INCLUDED

- Tear-off down to the deck and full deck inspection
- New underlayment, starter, drip edge and Class 4 shingles
- Ridge vent in place of the box vents
- New pipe boots, chimney and wall flashing
- Daily cleanup and a magnetic nail sweep

NOT INCLUDED

- Gutters and downspouts
- Fascia and soffit repair
- Interior repairs from past leaks
- Satellite dish removal and re-aiming

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Shingle options

Standard architectural Class 3 impact rating, 110 mph wind.	Lifetime limited manufacturer warranty, lowest price per square	**$352.00** per square, installed
Class 4 impact-resistant UL 2218 Class 4 hail rating, 130 mph wind.	Many Texas insurers discount the premium, best choice after hail damage	**$398.00** per square, installed
Designer Class 4 Thicker, slate-look profile, Class 4.	Deeper shadow lines, upgraded wind warranty	**$476.00** per square, installed

Payment

Nothing is due until the materials arrive. The final invoice follows the actual quantities.

MILESTONE	DUE	SHARE	AMOUNT
1. Materials deposit When the shingles are on your driveway	Delivery day	30%	$5,886.25
2. Balance After the final walk-through, adjusted for decking	Completion	70%	$13,734.60
Estimated total		**100%**	**$19,620.85**

Estimate terms

1. Accuracy

1.1 This estimate is based on our inspection and measurements. The final invoice follows actual quantities at the unit prices shown. We will not exceed the estimated total by more than 10% without your written approval.

2. Validity

2.1 Prices hold until Dec 2, 2026. After that we recheck material prices before scheduling.

3. Sales tax

3.1 This is a lump-sum residential repair contract. Under Texas rules we pay the tax on materials, so no sales tax is added to your price.

4. Warranty

4.1 10-year workmanship warranty on installation, plus the shingle manufacturer's limited warranty, registered in your name.

5. Right to cancel

5.1 If you sign this estimate at your home, you may cancel within 3 business days by telling us in writing.

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Approve this estimate

Tick the shingle you want, sign and send a photo of this page to rafael@liveoakroofing.example. We will call within 2 business days to schedule the delivery.

☐ Class 4 impact-resistant, as estimated

☐ Standard architectural, at $352.00 per square installed

☐ Designer Class 4, at $476.00 per square installed

CHANGES OR COMMENTS

_____

_____

_____

HOMEOWNER

_____

SIGNATURE

DATE

_____

Sarah and David Klein

Name: _____

Date: ____ / ____ / ________

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