Roof replacement quote

A standing-seam metal roof for the Whitfield farmhouse, 1206 Rothsville Road, Lititz.

QUOTE # KR-Q-2026-0312
ISSUED Nov 18, 2026
VALID UNTIL Jan 15, 2027

CREATED BY

Keystone Ridge Roofing
Daniel Hostetler
+1 717 555 0148
daniel@keystoneridge.example
PA HIC #: PA187402

PREPARED FOR

Marcus and Lena Whitfield
Lena Whitfield
+1 717 555 0193
lena.whitfield@mail.example

Quote

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KEY STONE RIDGE ROOFING

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+1 717 555 0148
daniel@keystoneridge.example
418 E King St, Lancaster, PA 17602
PA HIC #: PA187402

PREPARED FOR
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lena.whitfield@mail.example
1206 Rothsville Rd, Lititz, PA 17543

Property details

Measured and inspected on site on November 12, 2026, with drone photos of every roof plane.

HOUSE
1924 farmhouse
Two stories, kitchen wing and front porch

ROOF AREA
3,040 sq ft
30.4 squares on 5 planes

PITCH
10/12
Kitchen wing 6/12, porch 3/12

EXISTING ROOF
Asphalt, 1 layer
Installed about 2003

DECKING
1 × 6 boards
Plywood over boards on the wing

GUTTERS
116 ft
5 in, sagging at the porch

WHAT YOU ASKED FOR

A roof that lasts as long as you plan to live in the house, looks right on a farmhouse, and handles snow over the porch.

- Charcoal standing seam
- Snow guards over the porch steps
- New gutters in white

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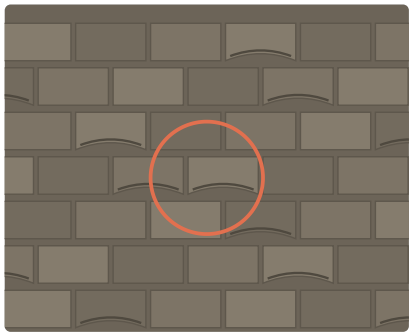
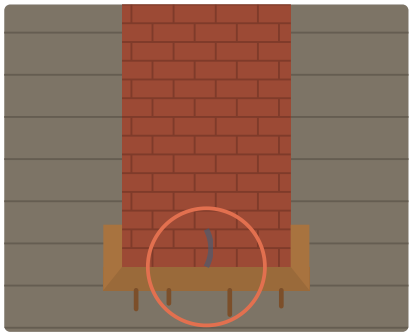
What we found



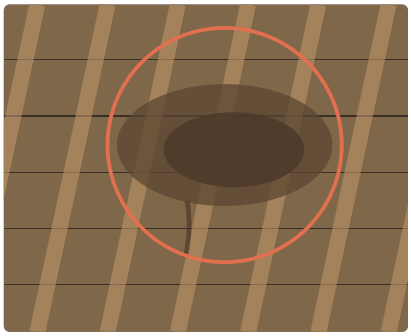
Worn shingles

Curling and bare patches on the south plane, where the sun is strongest. The shingles are past their service life.



Rusted flashing

The chimney flashing has rusted through at two steps. This is the leak above the upstairs bathroom.



Attic stains

Old and new water stains on the boards below the chimney. The wood is still firm when probed.

Condition by roof area

AREA	CONDITION	WHAT THIS QUOTE DOES
Main roof, south	Poor	Full replacement; snow guards above the porch
Main roof, north	Fair	Full replacement, so both sides match and seal at the ridge
Kitchen wing	Fair	Full replacement; new valley metal where it meets the house
Porch roof	Poor	Full replacement in the same panel at 3/12
Chimney	Leaking	New step and counter-flashing cut into the mortar

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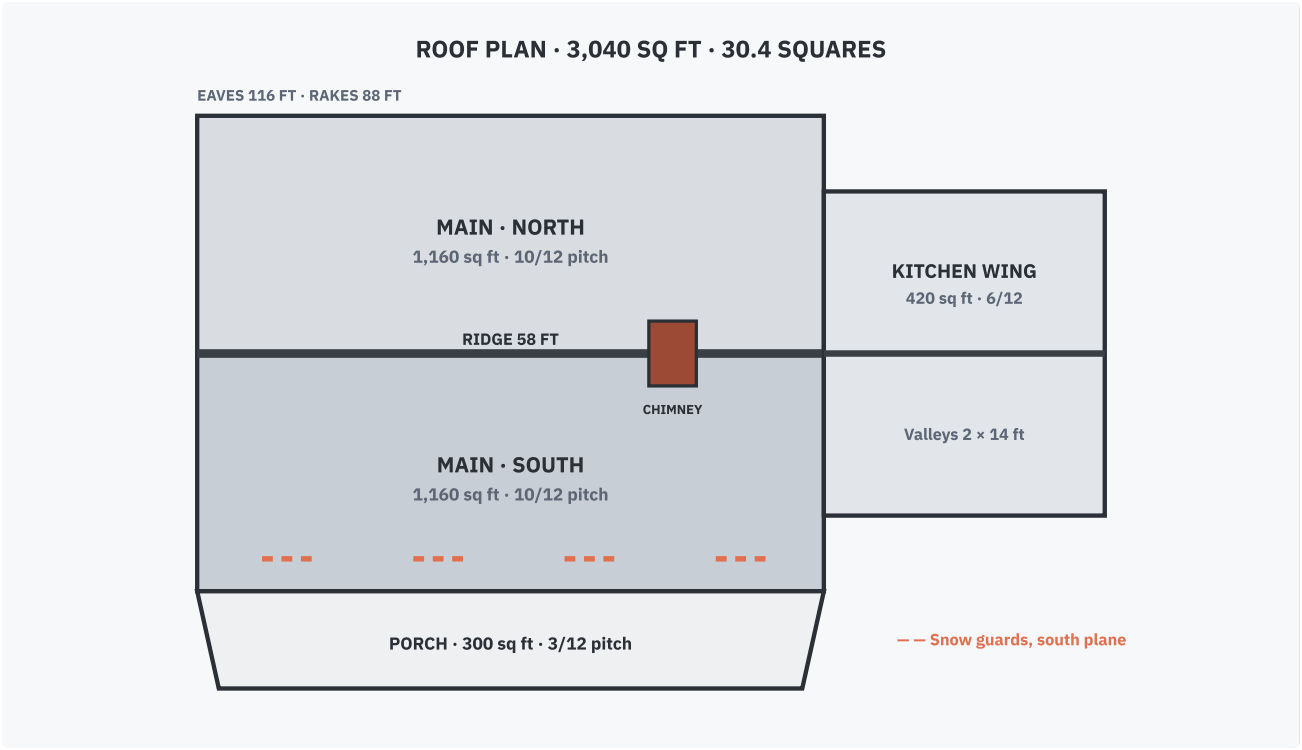
Roof plan and measurements



Every line item is priced from these measurements. Areas come from the drone survey and were checked by tape at the eaves and the porch.

Measurements

MEASURE	QUANTITY	USED FOR
Roof area	30.4 squares	Panels, tear-off, install
Eaves	116 ft	Eave trim, ice membrane, gutters
Rakes	88 ft	Rake trim
Ridge	58 ft	Vented ridge closure
Valleys	28 ft	Valley metal, ice membrane

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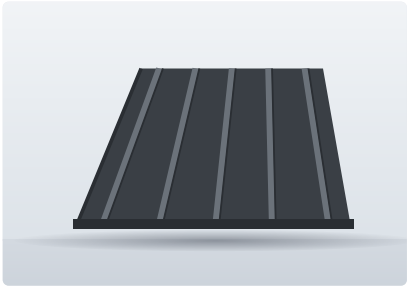
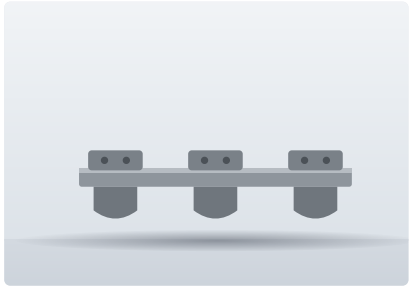
Your new roof



Standing-seam panels

Concealed fasteners, so there are no screws through the roof to work loose.

Steel	24 gauge
Seam	1.5 in, mechanically locked
Panel width	16 in



Snow guards

Clamped to the seams without holes, in two rows above the porch and steps.

Count	48
Rows	2 on the south plane

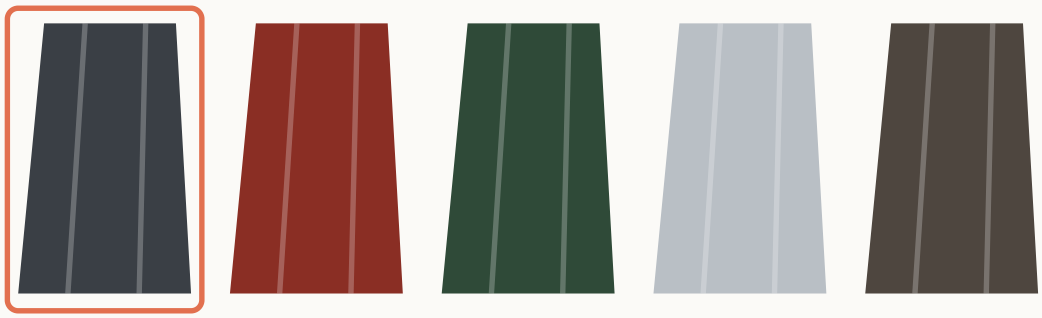
Seamless gutters

One piece per run, with hidden hangers every 24 inches.

Size	6 in K-style
Color	White

Panel color

You chose charcoal. The color can change at no cost until we order the coil, two weeks before the start date.



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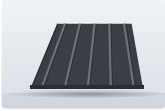
Materials and labor

Priced from the measurements on page 4. Each line includes delivery to the house.

#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Materials					
1	**Standing-seam steel panels, 24 gauge, 16 in, charcoal** Code: MT-PANEL Finish: PVDF paint, 40-year finish warranty 	30.4 sq	$585.00	–	0%	$17,784.00
2	**Synthetic high-temperature underlayment** Code: MT-UNDER Rated for metal roofs; 32 squares include laps and waste.	32 sq	$48.00	–	0%	$1,536.00
3	**Ice and water membrane at eaves and valleys** Code: MT-ICE	6 rolls	$135.00	–	0%	$810.00
4	**Trim package: eave, rake, ridge and valley** Code: MT-TRIM Bent to size in our shop from the same coil as the panels.	1 set	$2,650.00	–	0%	$2,650.00
5	**Snow guards, south plane and porch** Code: MT-SNOW	48 ea	$24.00	–	0%	$1,152.00
6	**Custom chimney flashing kit** Code: MT-CHIM	1 kit	$420.00	–	0%	$420.00
					Subtotal: Materials	**$24,352.00**
	Labor					
7	**Tear off one layer of asphalt shingles** Code: LB-TEAR	30.4 sq	$75.00	–	0%	$2,280.00
8	**Install panels, underlayment and trim** Code: LB-INST Discount: 5% for a start before March 31, 2027	30.4 sq	$410.00	5%	0%	$11,840.80
9	**Chimney step and counter-flashing** Code: LB-CHIM	1 job	$680.00	–	0%	$680.00
10	**Roof deck repair, 1/2 in plywood (allowance)** Code: LB-DECK Billed at the actual count after tear-off, at the same price per sheet.	4 sheets	$110.00	–	0%	$440.00
					Subtotal: Labor	**$15,240.80**

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#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Permits and disposal					
11	**Building permit, Warwick Township** Code: PD-PERMIT We apply, pay the fee and book the final inspection.	1 permit	$385.00	–	0%	$385.00
12	**30-yard dumpster, haul-away and disposal** Code: PD-DUMP	1 load	$640.00	–	0%	$640.00
				Subtotal: Permits and disposal		**$1,025.00**
	Gutters					
13	**6 in seamless aluminum gutters, white** Code: GT-GUT 	116 ft	$14.00	–	0%	$1,624.00
14	**3 × 4 in downspouts** Code: GT-DOWN	64 ft	$12.00	–	0%	$768.00
				Subtotal: Gutters		**$2,392.00**

Subtotal before discounts	$43,633.00
Winter booking discount	-$623.20
Subtotal (without taxes)	$43,009.80
Sales tax (not charged on a home roof)	$0.00
Total	**$43,009.80**

Included and not included

Included

- Removal of all roofing down to the deck
- Up to 4 sheets of deck repair
- Permit, inspection and cleanup
- Magnetic nail sweep of the yard and driveway

Not included

- Deck repair beyond 4 sheets (priced per sheet)
- Chimney masonry repairs
- Attic insulation or ventilation changes
- Moving items stored in the attic

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How the job runs

Six working days, starting the week of March 15, 2027, weather permitting.

STEP 1

Permit and order

We file the permit and order the panel coil two weeks before the start.

STEP 2

Day 1: delivery and tear-off

Dumpster and materials arrive; we strip the north plane and dry it in the same day.

STEP 3

Days 2 and 3: underlayment

Deck repairs, ice membrane and underlayment on every plane.

STEP 4

Days 4 and 5: panels

Panels, trim, chimney flashing and snow guards.

STEP 5

Day 6: gutters and inspection

Gutters, cleanup, nail sweep and the township's final inspection.

Before we arrive

- ☐ Move cars out of the driveway for the dumpster
- ☐ Take pictures and mirrors off the upstairs walls
- ☐ Cover items stored in the attic against dust
- ☐ Keep pets indoors on tear-off day

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Payment schedule

The deposit stays under one third of the price, as Pennsylvania law requires. No payment is due before the three-day cancellation period ends.

MILESTONE	DUE	SHARE	AMOUNT
1. Deposit After the three-day cancellation period	Nov 25, 2026	30%	$12,902.94
2. Materials delivered Day 1 of the job	Mar 15, 2027	40%	$17,203.92
3. Completion After the final inspection	Mar 22, 2027	30%	$12,902.94
Total		**100%**	**$43,009.80**

Warranty

Workmanship

10 years

Leaks caused by our installation, fixed at no cost

Paint finish

40 years

Chalking and fading, from the panel maker

Panels against leaks

Lifetime

Perforation from rust, from the panel maker

What is covered

- Leaks at seams, flashing and trim we installed
- Chimney flashing for the full 10 years

What is not covered

- Damage from storms, falling trees or ice dams on gutters
- Work by others on the roof after we finish

How to make a claim

1. Call or email us with photos
2. We inspect within 5 working days
3. We register the panel warranty in your name

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Terms and conditions

1. Contractor registration

1.1 Keystone Ridge Roofing is registered with the Pennsylvania Attorney General as a home improvement contractor, number PA187402.

2. Your right to cancel

2.1 You may cancel this contract for any reason within three business days of signing it, by written notice to us. Any payment made is returned within 10 days.

3. Dates

3.1 We plan to start the week of March 15, 2027 and finish within six working days. Rain, snow or wind above 25 mph moves the dates day for day.

4. Price

4.1 The total is fixed for the work described. The only variable line is deck repair, billed at the actual number of sheets at the quoted price.

5. Changes

5.1 Any change to the work is agreed in writing, with its price, before we do it.

6. Insurance

6.1 We carry general liability insurance of $1,000,000 and workers' compensation. Certificates are sent with the signed contract.

7. Site

7.1 We protect the shrubs and porch, keep the driveway clear by the end of each day and remove all debris.

8. Validity

8.1 This quote is valid until Jan 15, 2027. The winter booking discount applies to a start date before March 31, 2027.

Questions about metal roofs

Is a metal roof loud in the rain?

No louder than shingles once it is over solid decking and underlayment, as yours will be.

Does it attract lightning?

No. Metal does not make a strike more likely, and it does not burn if one happens.

Can snow slide off onto the porch?

The two rows of snow guards hold snow on the south plane so it melts in place.

Will it dent from hail?

24-gauge steel resists normal hail; very large hail can dent it without causing leaks.

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Acceptance

By signing, you accept this quote, its terms and the total of $43,009.80. We confirm the start date within two business days.

HOMEOWNER

_____

SIGNATURE

Marcus and Lena Whitfield

Signature: _____

Printed name: _____

Date: _____

KEYSTONE RIDGE ROOFING

_____

SIGNATURE

Keystone Ridge Roofing

Daniel Hostetler, Project Estimator

Reference: KR-Q-2026-0312

Date: Nov 18, 2026

Next steps

STEP 1

Sign the quote

Sign and return this page, or sign online from the link in our email.

STEP 2

Three-day period

Your right to cancel ends three business days after signing.

STEP 3

Deposit and permit

We invoice the deposit and file the permit with Warwick Township.

STEP 4

Start date

We confirm the week of March 15 and send the job checklist.

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