



The Marvin H.
SCHAEFER
Inspection Service, Inc.

800-345-2776 www.mhschaefer.com

ROOF REPAIR / REPLACEMENT

Patch Repairs: \$250 to \$700 for typical roofing such as asphalt or cedar, depending on size, slope and access. Clay, slate and concrete roofing can be significantly more expensive and prices should be obtained by roofers who specialize in that type of roofing.

Roofing area is typically referred to by "square." A square is 100 square feet. The amount of squares calculated for a roof is larger than the actual surface. Overlap and waste must also be figured in.

SLOPED ROOFS:

Asphalt over existing shingles: \$250.00 to \$350.00 per square

Asphalt, strip and re-shingle: \$300.00 to \$400.00 per square

Re-Sheathing: \$.90 to \$1.25 per sq. ft.

Cedar Shingles / Shakes: \$550.00 to \$950.00 per square

Slate: \$3000.00 to \$5500.00 per square

Clay: \$100.00 to \$250.00 per square

FLAT (MINIMAL PITCHED) ROOFS:

Built Up:

Overlay costs: \$1.75 to \$2.25 per sq ft

Modified Bitumen:

Tear off costs: \$6.50 to \$8.00 per sq ft

EPDM (Rubber):

Roll: \$75.00 to \$150.00 per square

FLASHING REPAIR:

Chimney: \$200.00 to \$500

Actual prices can vary significantly depending on the contractor and area you live in. Obtaining at least three actual contractor prices is recommended before making decisions.