

Roofing Cost Guide





INTRODUCTION

Budgeting is one of the first steps when undertaking any type of home renovation project. If you're planning to replace your roof in Delaware, it's important to draft a baseline budget and understand what factors can impact the cost you'll pay for the project.

When you consider the cost of repairing or replacing a roof, there are a couple of key variables to account for: materials, labor, project size, and miscellaneous factors.

BUDGETING BY TYPES OF MATERIALS

The materials you choose for your roofing project will significantly influence the overall cost. There are two main categories of residential roofing materials. First, budget-friendly materials, such as TAMKO and IKO shingles, are appropriate for residential jobs and generally come with a 30-year warranty. You will pay about \$350 per square for a project that involves a base size over 10 squares. If the base size is under 10 squares, the cost typically increases to about \$400 per square. A “square” of roofing materials covers 10 sq. ft. of roof and in the roofing industry, costs are typically noted by squares, not sq. ft.

BUDGETING BY TYPES OF MATERIALS

For higher-end three-tab or architectural shingles, such as those manufactured by Owen's Corning, GAF, and CertainTeed, you will pay more for the improved quality, as well as a 50-year to lifetime warranty. Architectural shingles, available in a variety of colors and materials, produce a more refined and attractive look that accents the shape and feature of your roof. The cost for architectural or three-tab roofing shingles starts at about \$450 to \$500 per square but can increase if you choose a designer option. For example, shingles that imitate cedar wood shakes or slate without adding the weight of those sophisticated materials can run anywhere from \$900 to \$1,000 per square.

NOTE: a "square" = 10 sq. ft.

TAMKO & IKO Shingles

\$350-400

per square

Architectural Shingles

\$400-500+

per square

Designer Shingles

\$900-1000+

per square

ROOFING COSTS IN DELAWARE



EXTERNAL FACTORS THAT IMPACT ROOFING COSTS

Beyond materials, you should also factor in the scope and timing of the project, as well as other environmental and structural variables that might complicate your construction company's ability to execute the work. Numerous circumstances can cause pricing to vary from project to project, regardless of material, such as:

- If your construction team can't access the back of the house and instead has to pull shingles up from the front of the house and carry them over the top of the roof to the back.

EXTERNAL FACTORS THAT IMPACT ROOFING COSTS

- If your construction team can't get shingles onto the roof by a crane truck because of power lines, large trees, fencing or other buildings and they have to ground drop materials first, and then transport them onto the roof.
- The placement of your dumpster and whether it requires extensive walking back and forth to dispose of debris. Bromwell Construction coordinates a roll-off dumpster for roofing projects, but depending on the layout of your property, it may have to be positioned farther away from your house.

EXTERNAL FACTORS THAT IMPACT ROOFING COSTS

- Distinctive architectural features, such as multiple chimneys, roof shakes, multi-planed roofs, dormers, gutters, solar panels, skylights, and attic fans.
- Additionally, what is happening under the surface can affect the price of your roofing project. Older homes, for example, may include damaged 1-inch planks that need to be replaced with plywood. During the initial roofing consultation to determine an estimate, it is impossible to know whether the base layers of your roofing system are damaged or still in good shape.

CHOOSING ROOFING EXPERTS FOR YOUR PROJECT

Lastly, the construction company you work with will influence the cost and quality of your residential roofing project. Bromwell Construction, which serves homeowners throughout Delaware, is experienced with roofing projects of all shapes and sizes. Our team is CertainTeed Shingle Master certified, giving you access to numerous options when it comes to roofing materials and the option of a lifetime warranty.

Additionally, when you work with our roofers, you can typically expect your project to be scheduled within a couple days of signing the contract. They communicate with your insurance company, coordinate dumpster runs, and can complete the project with or without you present. Depending on the size of the roof and the weather, they can generally install a new roof within one day, leading to little inconvenience for you and your family while construction is underway.