

2,000 SQ FT Architectural Shingle Roof Replacement

Account

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Estimate Details

Description Complete tear-off and replacement of 2,000 sq ft roof with architectural shingles, including removal of 1 existing layer, installation of new underlayment, ice & water barrier, valley flashing, drip edge, and replacement of 5-10 plywood sheets

Location Lutz, Florida, 33549

Materials

Item	Qty	Unit Price	Subtotal
Architectural Shingles GAF Timberline Natural Shadow architectural shingles (algae-resistant)	62 bundles	\$46.97	\$2,912.14
Synthetic Roof Underlayment GAF FeltBuster 1000 sq ft synthetic underlayment roll	2 rolls	\$107.00	\$214.00
Ice & Water Barrier Owens Corning WeatherLock ice and water barrier for valleys and eaves	2 rolls	\$99.98	\$199.96
Roof Plywood Sheathing 1/2 or 5/8 inch CDX plywood for decking replacement (5-10 sheets)	7.5 sheets	\$45.00	\$337.50
Drip Edge Aluminum drip edge for eaves and rakes	120 linear ft	\$3.50	\$420.00
Valley Flashing Pre-formed valley flashing metal for 2 valleys	30 linear ft	\$8.00	\$240.00
Ridge Cap Shingles Ridge cap shingles for roof peak	3 bundles	\$38.00	\$114.00

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Item	Qty	Unit Price	Subtotal
Roofing Nails & Fasteners Coil roofing nails and hand-drive nails	1 lump sum	\$95.00	\$95.00
Roof Ventilation Ridge vent or turtle vents to replace existing ventilation	1 lump sum	\$120.00	\$120.00
Total of materials			\$4,652.60

Labor

Item	Qty	Unit Price	Subtotal
Tear-Off & Disposal Labor Remove 1 layer of existing shingles, haul debris away, and dumpster rental	2000 sq ft	\$1.50	\$3,000.00
Roof Installation Labor Install underlayment, ice & water barrier, shingles, flashing, drip edge, and ridge cap	2000 sq ft	\$3.50	\$7,000.00
Plywood Replacement Labor Remove damaged sheathing and install new plywood (5-10 sheets)	12 hours	\$55.00	\$660.00
Total labor cost			\$10,660.00

Other Fees

Item	Qty	Unit Price	Subtotal
Local Government Permit Fee Hillsborough County building permit for roof replacement	1 lump sum	\$350.00	\$350.00
Inspection Fee Local building inspection fee for roof replacement	1 lump sum	\$100.00	\$100.00
Total other fees			\$450.00

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Summary

Total of materials	\$4,652.60
Total labor cost	\$10,660.00
Taxable subtotal	\$15,312.60
Tax (7%)	\$1,071.88
Discount	\$0.00
Total (after tax)	\$16,384.48
Other Fees	\$450.00

Final total of estimate **\$16,834.48**

Checklist before Signing Contract

1. Verify the contractor is licensed and insured, and ask for proof of workers' compensation coverage — roofing is high-risk work.
2. Confirm whether the contractor will handle the building permit and inspections, or if you need to arrange them separately.
3. Ask if the contract includes protection for landscaping, siding, and windows during tear-off — falling debris can cause damage.
4. Confirm that all valleys will have ice & water barrier installed, not just felt — this is critical in Florida for heavy rain protection.
5. Ask whether the crew will perform a full decking inspection after tear-off and notify you before replacing any additional plywood beyond the 5-10 sheets estimated.
6. Verify that all flashing around roof penetrations (vents, pipes) will be replaced or resealed — old flashing is a common leak point.
7. Confirm the warranty: manufacturer's warranty on shingles (typically 25-50 years) and contractor's workmanship warranty (typically 1-2 years).
8. Ask how the contractor will protect your home during the project — tarps, magnetic sweeps for nails, daily cleanup of debris.

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