

SCOPE · MATERIALS · PRICE

What changes the price of a new roof

We do not give roof prices over the phone. Two houses on the same street can come back thousands of dollars apart. These are the things that move the number:

Written estimate

Dynasty Construction & Roofing · PA215236

01 **Size and shape**

Valleys, dormers and hips take more cutting, flashing and time than one plain slope.

02 **Pitch**

A steep roof means harnesses, roof jacks and slower work.

03 **Layers coming off**

Two layers take roughly twice the work to strip and haul away as one.

04 **Decking**

Per sheet, and only for what we replace.

PER SHEET

05 **Chimneys, skylights and walls**

Every place the roof meets something else needs flashing, and flashing is hand work.

06 **Material**

Architectural shingles cost more than three-tab. Cedar and low-slope membrane are priced on their own.

YOUR PRICE

Written after we have been on the roof

Our estimate is often not the lowest one you get. When a bid comes in well under the others, ask the roofer what is missing from it. Most of the time it is the decking or the flashing.

The inspection and the written estimate are free. Call (267) 270-0791 and we will set a time to come out.