BEFORE YOU HIRE A ROOFER, READ THIS

The Smart Colorado Homeowner's Guide to Buying a New Roof

Know what a fair quote includes. Understand materials. Avoid expensive surprises.

This guide is written to help you buy a roof wisely, whoever you hire. It explains how roof pricing works, what a complete roof includes, how to compare bids fairly, and which questions protect you. It is educational, not a quote, and it is useful on its own. Techline Construction LLC is a Woodland Park, Colorado roofing and remodeling contractor; we wrote it because informed homeowners make better decisions, and better decisions make for better roofs.

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CHAPTER 01

Start here: the 5 things to know

If you read nothing else, read these five points before you collect quotes.

1

Compare identical scope, not just totals.
Two bids are only comparable if they cover the same materials, the same accessories, the same tear-off and decking assumptions, and the same warranty. Ask every contractor to itemize so you can line them up side by side.

2

A roofing "square" is 100 square feet of ROOF, not floor.
Roofs are priced per square. Because of pitch, overhangs, dormers, and garages, a home's roof area is usually larger than its floor area. A 2,000 sq ft house does not mean 20 squares of roofing.

3

You are buying a full system, not just shingles.
Underlayment, ice and water membrane where required, decking, flashing, starter and ridge caps, ventilation, permit, disposal, labor, and warranty all affect how the roof performs and what it costs.

4

A higher price is not automatically better.
Price differences often reflect real scope differences, such as material grade or comprehensive flashing replacement. They can also reflect overhead, sales commissions, or padding. Understand what the difference buys you.

5

Sometimes repair is the right next step.
A roof with isolated damage and plenty of service life left may only need a repair. A trustworthy contractor will tell you when replacement is not yet necessary.

CHAPTER 02

What does a roof cost in Colorado?

Roof prices vary widely with scope. Here is how published local examples translate to a hypothetical roof.

Illustrative market examples only

The figures below are ILLUSTRATIVE MARKET EXAMPLES drawn from price ranges that Colorado Springs-area contractors have published online in 2026. They are NOT Techline Construction prices, NOT quotes, and NOT verified market medians. No price in this guide applies to your specific home, which has not been measured or inspected.

To make the numbers concrete, imagine a hypothetical 25-square roof: 2,500 square feet of roof surface. Multiply the published per-square range by 25 to see the spread.

Hypothetical 25-square (2,500 roof sq ft) roof, using published per-square ranges — illustrative, not Techline prices

Material	Published range / square	x 25 squares
Architectural asphalt shingles	$450 – $850	**$11,250 – $21,250**
Class 4 impact-resistant shingles	$600 – $1,000	**$15,000 – $25,000**
Standing-seam metal	$1,200 – $1,650	**$30,000 – $41,250**

Sources: per-square ranges are taken from public pricing pages published by Total Roofing and Excel Roofing (see Sources). We converted them to a 25-square example; we did not survey the market.

Why real roofs land anywhere in (or outside) these ranges

- Complexity: steep pitch, many valleys, dormers, skylights, and chimneys add labor and materials.
- Tear-off: the number of existing layers to remove and dispose of.
- Decking: rotted or damaged sheathing must be replaced, usually at a per-sheet rate you can't know until tear-off.
- Flashing: reusing versus replacing step, wall, chimney, and valley flashing.
- Ventilation: correcting inadequate intake or exhaust ventilation.

- Access: tight lots, landscaping, multiple stories, and distance to a dumpster location.
- Code and permit requirements in your jurisdiction.

YOUR HOME, NOT A HYPOTHETICAL

Calculate My Roof Cost: see Essential, Durability-Focused, and Premium planning options for your roof, with every assumption shown.

techlineconstruction.biz/roof-report/quiz · About 2 minutes. A planning tool, not a bid.

CHAPTER 03

What a complete roof system includes

Every layer has a job. When a bid is unusually low, it is often because one of these is missing or vague.



1. Shingles or metal panels
2. Ridge cap & starter strip
3. Underlayment
4. Ice & water membrane (where required)
5. Flashing & drip edge
6. Decking (plywood / OSB)
7. Attic ventilation (intake & exhaust)

Plus: permit, disposal, labor, written warranty.

Shingles or metal panels
The visible weather surface. Product line, impact rating, and color should be named in writing.

Underlayment
A water-resistant layer beneath the roofing that acts as a secondary barrier.

Ice and water membrane
Self-adhering membrane at eaves, valleys, and penetrations where code or the manufacturer requires it, to resist ice dams and wind-driven rain.

Decking (sheathing)
The plywood or OSB the roof is fastened to. Bids should state how damaged decking is handled and the price per sheet.

Flashing
Metal at walls, chimneys, valleys, vents, and the roof edge (drip edge). Most leaks start at flashing, not the field of the roof.

Starter strip and ridge caps
Purpose-made pieces at the eaves and the ridge that help seal edges and resist wind uplift.

Ventilation
Balanced intake and exhaust vents help manage attic heat and moisture, and are often a warranty requirement.

Permit and disposal
Building permit and inspection where required, plus tear-off debris hauling and magnetic nail sweep.

Labor and supervision
Who installs, who supervises, and who you call with a question.

Warranty
Manufacturer coverage on materials, plus the contractor's own workmanship warranty, each with written terms.

CHAPTER 04

How to compare three bids

Three illustrative bids for the same hypothetical 25-square roof. These are NOT real contractor bids; they show how different scope produces different prices.

ILLUSTRATIVE BIDS · SAME HYPOTHETICAL 25-SQUARE ROOF · NOT REAL CONTRACTOR BIDS

BID A · ESSENTIAL

$15,200

Architectural asphalt shingles with a complete, proper scope.

- Full tear-off to the deck
- Synthetic underlayment; ice and water membrane where required
- New drip edge, starter, and ridge caps
- Pipe boots and standard flashing replaced as needed
- Permit, disposal, and workmanship warranty in writing

BID B · DURABILITY-FOCUSED

$20,400

Class 4 impact-resistant shingles with named accessories and broader flashing work.

- Named Class 4 shingle line and matching manufacturer accessories
- Comprehensive flashing replacement (step, wall, chimney, valleys)
- Ventilation reviewed and corrected
- Decking replacement priced as a stated unit rate per sheet
- Enhanced manufacturer warranty eligibility

BID C · PREMIUM METAL

$34,800

Standing-seam metal with specialized installation.

- Standing-seam panels and matching trims
- High-temperature underlayment appropriate for metal
- Specialized metal roofing labor
- Custom flashing and closures
- Long-life panel finish warranty plus workmanship warranty

What the comparison really shows

All three bids still must meet code and proper installation standards. Bid A is not a corner-cutting bid; it is a smaller scope done correctly. A lower price does not automatically mean a shady contractor, and a higher price does not automatically mean better work. Ask each contractor to explain what is in, what is out, and why.

- Line the bids up by component: shingle line, underlayment, membrane, flashing, ventilation, decking rate, permit, disposal, warranty.

- Circle anything that is vague ("flashing as needed") and ask for specifics.
- Ask how surprises are priced: decking per sheet, extra layers, and change orders.

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techlineconstruction.biz/roof-report/quiz · About 2 minutes. A planning tool, not a bid.

CHAPTER 05

The 10-question contractor checklist

Print this page and ask every contractor the same questions.

[ ]	**1.** What is your exact legal business name, local address, and how long have you operated here? Can you share local references?
[ ]	**2.** Are you licensed or registered where my home is? (Colorado has no blanket statewide roofing license, so verify with your city or county.)
[ ]	**3.** Will you pull the permit and schedule the required inspections?
[ ]	**4.** Can you provide certificates of general liability insurance and workers' compensation, as applicable?
[ ]	**5.** Who will supervise my job site day to day, and how do I reach them?
[ ]	**6.** Which exact products (brand and product line) will you install, including underlayment and accessories?
[ ]	**7.** How do you handle damaged decking, and what is your per-sheet price and change-order rate?
[ ]	**8.** What does your workmanship warranty cover and for how long, and how does it differ from the manufacturer's warranty?
[ ]	**9.** Can I see or contact the owners of projects you've completed locally?
[ ]	**10.** What are the payment schedule, cancellation terms, and change-order process, all in writing?

Pikes Peak Regional Building Department contractor lookup

https://account.pprbd.org/PublicAccess/contractors.aspx

Colorado Roofing Association: Selecting a professional contractor

https://www.coloradoroofing.org/consumer/selecting-a-professional-contractor/

CHAPTER 06

Winter roofing and hail: what to know

Colorado weather shapes when and how roofs get replaced.

Winter installation

Winter can offer scheduling advantages because demand is often lower. But installation depends on a safe, dry weather window and on the manufacturer's cold-weather protocols. For example, Owens Corning publishes special application instructions for installing its shingles below 40°F. There is no guaranteed winter discount; ask how your contractor handles cold-weather installation.

After a hailstorm

- Don't climb onto your roof. Document what you can safely see from the ground: dented gutters, downspouts, vents, and siding.
- Photograph damage and note the storm date.
- If you need a temporary repair (like a tarp), keep receipts.
- A real inspection by a qualified professional is needed to assess roof damage.

Insurance facts

Your insurance carrier, not a contractor, determines whether and how a claim is covered. Under Colorado law (C.R.S. 6-22-101 et seq.), a roofing contractor cannot waive, rebate, or promise to pay your deductible. Be wary of anyone promising a "free roof."

CHAPTER 07

Upgrades worth discussing

Where extra money can make sense, and where claims outrun evidence.

Impact-resistant shingles
Class 4 ratings come from a standardized test, and real-world performance varies by product. IBHS publishes product-specific impact ratings that are worth reviewing.

Correct flashing and underlayment
Often the best value upgrade: comprehensive flashing replacement and appropriate underlayment address where most leaks begin.

Ventilation and attic insulation
Worth correcting if an inspection indicates a problem, for roof longevity and comfort.

Workmanship quality
A great product installed poorly is a poor roof. Supervision and installation detail matter as much as material choice.

Be careful with savings claims

Some insurance carriers MAY offer a discount for certain Class 4 products, depending on your policy and product; ask your carrier. There are no guaranteed financial savings. ENERGY STAR's estimate of an average 15% savings on heating and cooling comes from air sealing and insulation, not from shingles, and should not be presented as a roofing benefit.

CHAPTER 08

Is waiting wise? Monitor, repair, or replace

An honest decision framework.

PATH 1

Monitor

When: Roof is mid-life, no leaks, no visible damage, and a recent inspection found no concerns.
Next step: Check after major storms from the ground, keep gutters clear, and schedule periodic inspections.

PATH 2

Repair

When: Damage is isolated (a few shingles, one flashing area, a pipe boot) and the roof has meaningful life remaining.
Next step: Get a written repair scope and ask how long the repair should reasonably last.

PATH 3

Replace

When: Widespread damage, repeated leaks, end of service life, or a repair would not be cost-effective.
Next step: Collect comparable bids using this guide's checklist.

What waiting can mean: small leaks can progress over time. Water that reaches decking, insulation, or ceilings can lead to rot, mold, or interior damage, and repairs tend to grow in scope the longer water gets in. How fast that happens depends entirely on the roof; we won't invent probabilities or dollar forecasts.

Get help promptly if you see

Water actively entering the home, sagging ceilings or roof areas, missing sections of roofing after wind, or exposed decking. Stay out of rooms with sagging ceilings and do not go onto the roof.

CHAPTER 09

Get a budget for YOUR home

This guide uses a hypothetical roof. Your home is different.

Our free Roof Intelligence Report asks a few questions about your home and priorities, then frames three options with every assumption shown: Essential, Durability-Focused, and Premium. It is a planning tool, not a bid, and there's no obligation.

Essential	Durability-Focused	Premium

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Sources & notes

1. Colorado Roofing Association: Selecting a professional contractor

https://www.coloradoroofing.org/consumer/selecting-a-professional-contractor/

2. Pikes Peak Regional Building Department: contractor lookup

https://account.pprbd.org/PublicAccess/contractors.aspx

3. Owens Corning: Duration Series installation instructions (cold weather application)

https://www.owenscorning.com/en-us/roofing/install-instructions/duration-series

4. Colorado Revised Statutes 6-22-101 et seq. (roofing contractors)

https://colorado.public.law/statutes/crs_6-22-101

5. IBHS: impact-resistant shingle ratings

https://ibhs.org/ibhs-news-releases/ibhs-releases-its-most-expansive-impact-resistant-shingle-ratings-to-date/

6. ENERGY STAR: seal and insulate savings methodology

https://www.energystar.gov/saveathome/seal_insulate/methodology

7. Total Roofing: published roof replacement cost examples

https://total-roofing.co/roof-replacement-cost

8. Excel Roofing: what drives roof costs in Colorado

https://www.excelroofing.com/blog/what-drives-roof-repair-and-replacement-costs-in-colorado-colorado-homeowner-guide

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