

Roof Replacement Proposal

Five House Roof Choices. One Separate Patio Option.

SEPTEMBER 9, 2026



1,439 SQ FT HOUSE • 4:12 SLOPE • COMPLETE TEAR-OFF • PATIO PRICED SEPARATELY

PREPARED FOR

Kevin Collins

1934 N 7th St
Coeur d'Alene, ID 83814

PREPARED BY

Ketron Roofing LLC

Coeur d'Alene, Idaho
208-659-7276
ketronroofing.com

Choose your preferred roof system and color on the final page.

What We're Doing

ADDRESS 1934 N 7th St, Coeur d'Alene, ID 83814	HOUSE ROOF AREA 1,439 sq ft	SLOPE 4:12
EXISTING ROOF Asphalt shingles; one layer assumed	HOUSE APPROACH Complete tear-off	PATIO ROOF 533 sq ft at 1.5:12, optional, priced separately

EXISTING CONDITIONS

One existing asphalt roof layer is assumed. The ridge-cap shingles are cracked and worn. Shiplap decking is visible from the attic; any sheet layer above it will be confirmed during tear-off. The chimney counterflashing exists but is executed poorly. The patio has painted OSB sheathing and thin house-to-patio transition flashing. Gable vents provide attic airflow.

PLYWOOD RECOMMENDATION

Plywood over the existing decking is recommended for metal roofing and is not included in these prices. It will be priced separately and approved before metal work begins.

WHAT WE ARE DOING

- ✓ Protect the work area and remove one existing asphalt layer to the deck.
- ✓ Inspect exposed decking and retain material suitable for the selected roof.
- ✓ Install the selected roof system with compatible fastening, trim, hip and ridge details.
- ✓ Rebuild chimney counterflashing into a mortar joint and replace compatible pipe boots.
- ✓ The patio roof is optional and priced separately.
- ✓ Haul away roofing debris and complete cleanup with magnetic pickup.
- ✓ Install field underlayment and eave ice barrier for shingles; full-roof high-temperature underlayment for metal.
- ✓ Complete roof-to-wall flashing and roof vent details.
- ✓ Build the house-to-patio transition flashing into the selected scope.
- ✓ Structural repairs, deck reconstruction and gutter replacement are not included.

Additional roof layers, damaged decking and necessary re-sheeting require an agreed written change order before added work begins. Permit fees, masonry rebuilding, structural work, gutters and the detached shop or garage are excluded.

What the Photos Show

Six things we saw on your roof and what we recommend for each.



01

Shiplap roof decking

The attic shows shiplap plank decking. For a metal roof we recommend plywood over the planks, priced separately and approved before metal work begins.



02

Patio OSB sheathing

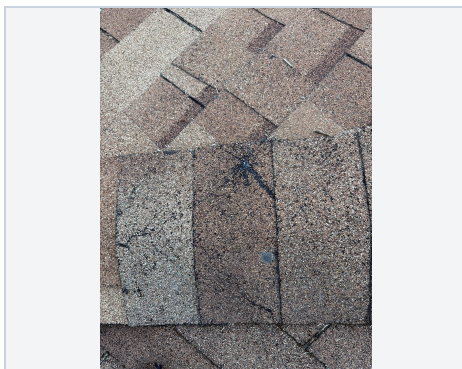
The patio is sheathed with painted OSB, which holds screws poorly. If the patio metal is replaced, we recommend plywood over it, priced separately and approved before metal work begins.



03

Chimney counterflashing

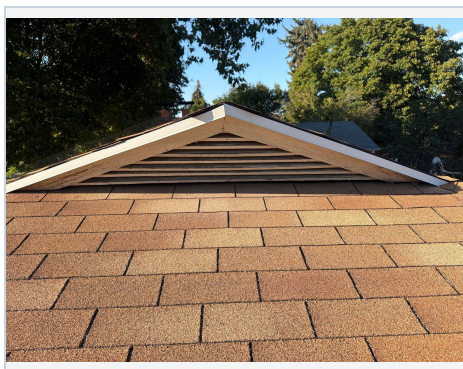
The chimney has counterflashing, but it is executed poorly at the brick. We recommend rebuilding it with counterflashing set properly into a mortar joint to keep water out.



04

Worn ridge-cap shingles

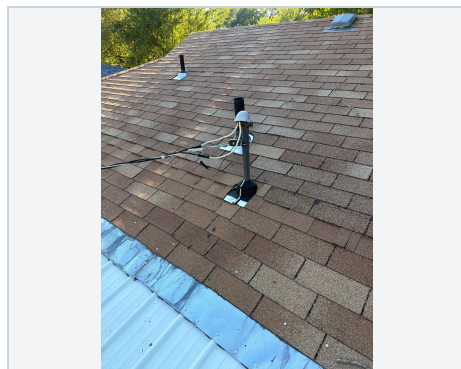
These ridge-cap shingles are cracked and worn. New ridge caps are included with the shingle system to protect the roof's peak.



05

Gable vents

The gable vents provide airflow to the attic. We recommend keeping them clear and protecting their trim during roof replacement.



06

House-to-patio flashing

The existing thin flashing joins the steeper house roof to the lower patio roof. We recommend correctly formed, sealed transition flashing that directs water onto the patio roofing.

Owens Corning Duration

Owens Corning Duration architectural shingles

\$16,400

10% \$1,640 · 45% \$7,380 · 45% \$7,380

1,439 SQ FT HOUSE · 4:12 SLOPE
COMPLETE TEAR-OFF AND CLEANUP



Your house shown in Onyx Black. Final color is chosen from a manufacturer sample.

- SURENAIL · REINFORCED NAILING STRIP
- 130 MPH · WIND RATED
- DUAL-LAYER · ARCHITECTURAL LAMINATE

Architectural shingles with complete tear-off, underlayment, starter, ridge caps and flashing.

LINE ITEM	AMOUNT
Tear-off and disposal	\$1,865
Underlayment and dry-in	\$1,515
Roof covering and fastening	\$6,146
Flashing and penetrations	\$4,668
Edge, ridge and ventilation	\$1,650
Delivery and cleanup	\$556
Owens Corning Duration total	\$16,400

Owens Corning Duration • Colors

Here is how this shingle reads on your actual home in six available colors. Final selection is yours.



Onyx Black



Estate Gray



Driftwood



Teak



Desert Rose



Brownwood

Illustrations show approximate color and appearance. Choose the final color and finish from a current manufacturer sample; availability varies by system and gauge.

Snap-Lock Metal Roofing

29-gauge Miramac GR80 snap-lock

\$24,500

10% \$2,450 • 45% \$11,025 • 45% \$11,025

26-gauge Miramac GR80 snap-lock

\$27,380

10% \$2,738 • 45% \$12,321 • 45% \$12,321

1,439 SQ FT HOUSE • 4:12 SLOPE • COMPLETE TEAR-OFF AND CLEANUP



Your house shown in Dark Gray. Final color is chosen from a manufacturer sample.

CONCEALED • FASTENERS

29 OR 26 GAUGE • STEEL PANELS

HIGH-TEMP • FULL-ROOF UNDERLAYMENT

Concealed-fastener snap-lock panels with complete tear-off and high-temperature underlayment. The 26-gauge choice uses thicker steel than 29 gauge.

LINE ITEM	29-gauge	26-gauge
Tear-off and disposal	\$1,741	\$1,741
Underlayment and dry-in	\$2,428	\$2,428
Roof covering and fastening	\$10,544	\$12,474
Flashing and penetrations	\$3,938	\$4,087
Edge, ridge and ventilation	\$4,884	\$5,685
Delivery and cleanup	\$965	\$965
GR80 snap-lock totals	\$24,500	\$27,380

Snap-Lock Metal • Colors

Here is how the GR80 snap-lock panel reads on your actual home in six available colors. Final selection is yours.



Black



Dark Gray



Weathered Copper



Dark Brown



Forest Green



Light Gray

Illustrations show approximate color and appearance. Choose the final color and finish from a current manufacturer sample; availability varies by system and gauge.

Mechanically Seamed Metal

26-gauge mechanically seamed metal

\$35,680

10% \$3,568 · 45% \$16,056 · 45% \$16,056

24-gauge mechanically seamed metal

\$45,880

10% \$4,588 · 45% \$20,646 · 45% \$20,646

1,439 SQ FT HOUSE · 4:12 SLOPE · COMPLETE TEAR-OFF AND CLEANUP



Your house shown in Forest Green. Final color is chosen from a manufacturer sample.

CONCEALED · CLIPS

26 OR 24 GAUGE · STEEL PANELS

FIELD-SEAMED · FOLDED SEAMS

Field-seamed panels with complete tear-off, high-temperature underlayment and concealed clips. The 24-gauge choice uses thicker steel than 26 gauge.

LINE ITEM	26-gauge	24-gauge
Tear-off and disposal	\$1,741	\$1,865
Underlayment and dry-in	\$2,428	\$2,602
Roof covering and fastening	\$20,322	\$26,835
Flashing and penetrations	\$4,539	\$5,022
Edge, ridge and ventilation	\$5,685	\$8,522
Delivery and cleanup	\$965	\$1,034
Mechanically seamed metal totals	\$35,680	\$45,880

Mechanically Seamed Metal • Colors

Here is how the mechanically seamed panel reads on your actual home in six available colors. Final selection is yours.



Black



Dark Gray



Weathered Copper



Dark Brown



Forest Green



Light Gray

Illustrations show approximate color and appearance. Choose the final color and finish from a current manufacturer sample; availability varies by system and gauge.

Rear Patio Roof

Optional add-on • additional to the selected house roof

\$11,520

10% \$1,152 • 45% \$5,184 • 45% \$5,184

533 SQ FT PATIO • 1.5:12 SLOPE
ADDITIONAL TO THE SELECTED HOUSE ROOF



Proposed roof illustration: new Onyx Black shingles on the house and Charcoal Gray SS150 metal on the patio. Your selected systems and colors determine the finished appearance.

Replace the existing 533 sq ft patio roof covering with Metal America SS150: 26-gauge steel, 1½-inch mechanically seamed ribs and factory-applied seam sealant. Include concealed clips, full-coverage high-temperature underlayment and the house-to-patio flashing connection.

LINE ITEM	AMOUNT
Roof panels	\$5,652
Concealed clips and seam sealant	\$1,326
High-temperature underlayment	\$923
Edge and transition flashing	\$2,327
Tear-off and disposal	\$576
Equipment and setup	\$716
Patio roof total	\$11,520

The SS150 assembly with factory seam sealant is rated for slopes down to 1:12 and suits your patio's 1.5:12 slope. The roof includes compatible eave, rake and transition flashing over sound existing solid decking.

Excludes framing repairs, new roof decking, reconstruction of the deck below and separate-project mobilization. Plywood over the patio decking is recommended, priced separately and approved before metal work begins.

Choose Your Roof System

- 1

Choose your house roof system. Check one system below, decide whether to include the patio roof, and note your color choices.
- 2

Payment: 10% at agreement, 45% at project start, 45% at completion. The same percentages apply to any selected patio add-on.

Questions? Call or text Mitch at 208-659-7276.

PROPERTY	DATE	CONTRACTOR
1934 N 7th St, Coeur d'Alene, ID 83814	September 9, 2026	Ketron Roofing LLC 208-659-7276

HOUSE ROOF SYSTEM • CHECK ONE	AMOUNT
☐ Owens Corning Duration architectural shingles	\$16,400
☐ Miramac GR80 29-gauge snap-lock metal	\$24,500
☐ Miramac GR80 26-gauge snap-lock metal	\$27,380
☐ 26-gauge mechanically seamed metal	\$35,680
☐ 24-gauge mechanically seamed metal	\$45,880
Patio roof • Metal America SS150 26-gauge metal ☐ Include ☐ Do not include	\$11,520
Plywood over existing decking for metal roofing • priced separately, approved before metal work begins	Separate

Selected roof system (checked above)

\$ _____

House color / finish

Patio color / finish

Scope basis: one existing house roof layer and a deck suitable for the selected roof. Additional layers, concealed deck repairs, required re-sheeting, masonry rebuilding, gutters, structural work and permit fees are excluded. Added work requires an agreed written change order. Plywood over the existing decking is recommended for metal roofing and is not included in these prices. It will be priced separately and approved before metal work begins.

Your selected roof system, color and patio choice will be confirmed before materials are ordered.

Customer selection • Kevin Collins

Date

Printed name