The GTA Property Owner's Guide to Roof Replacements

A plain-language walkthrough of what a full roof replacement involves in Toronto and the surrounding GTA — how projects are scoped and priced, how to compare quotes fairly, and which warranty questions actually protect you.

1. When a replacement is the right call

Patching buys time on one spot. A replacement resets the whole system. These are the signals that usually mean the system, not the spot, has run out:

- The roof is at or past 15–20 years on its original installation.
- Granules are collecting in the eavestroughs or at downspout outlets.
- Shingles are curling, cupping or lifting along the edges and ridges.
- Leaks appear in new places each season rather than the same location.
- There is staining or soft decking visible from inside the attic.
- You are planning solar, an addition or a sale in the next few years.

2. What actually drives the cost

Two quotes for the same house can differ by thousands and both be honest. The difference is almost always in scope. These are the variables that move the number:

Size and pitch

Roofing is priced by roof area, not floor area. Steeper pitches need more safety setup and slow the crew down, so they cost more per square foot than a walkable slope.

Complexity

Every valley, dormer, skylight, chimney and vent is a detail that has to be flashed and sealed individually. A simple gable roof and a cut-up roof of the same area are not the same job.

Layers and deck condition

Tear-off of existing layers is labour and disposal. Once the deck is exposed, damaged sheathing has to be replaced — a good quote states the per-sheet rate up front rather than surprising you mid-project.

Materials and system components

The shingle is the visible part. Ice-and-water membrane at the eaves and valleys, underlayment, drip edge, starter and ridge cap, and intake plus exhaust ventilation are what make it a system.

Access and site conditions

Narrow lots, limited street access, landscaping to protect and disposal logistics all add time to a downtown Toronto project compared with a suburban driveway.

3. How to read a roofing quote

A quote you can compare is a quote that is specific. Before signing, check that each of these appears in writing:

- **Scope** — tear-off versus overlay, number of layers removed, and the roof areas included.
- **Materials by name** — the specific shingle line, underlayment, ice-and-water membrane and ventilation products.
- **Deck repair terms** — the rate for replacing damaged sheathing and how it will be documented.
- **Flashing** — whether chimney, wall, valley and vent flashings are new or reused.
- **Ventilation** — what intake and exhaust will be installed, not just “as required”.
- **Cleanup and disposal** — bin, magnet sweep and property protection included.
- **Permits and insurance** — liability coverage and workers' coverage confirmed in writing.
- **Payment schedule** — deposit amount, milestones and final payment terms.
- **Both warranties** — manufacturer material coverage and contractor workmanship coverage, with durations.

If a quote is a single line and a single number, you have nothing to compare and nothing to hold anyone to.

4. Insurance and storm damage

Sudden, accidental damage — wind, hail, a fallen limb — is often covered by a property policy. Gradual wear and deferred maintenance generally is not. Document the damage with dated photos, report it promptly, and keep the adjuster's file number with your quotes so the scope and the claim describe the same work.

5. Warranties — what protects you

There are two separate warranties on every roof and you want both stated on the quote.

Manufacturer warranty (the materials)

Covers defects in the shingles themselves. Coverage often depends on the full system being installed to specification, so shortcuts on underlayment or ventilation can quietly reduce what you are actually entitled to.

Workmanship warranty (the installation)

Covers how the roof was installed. Most leaks trace back to installation details rather than defective shingles, which makes this the coverage that matters most in practice.

Questions worth asking:

- How many years is the workmanship coverage, and is it in writing on the quote?
- Is the manufacturer warranty registered, and who registers it?
- What specifically voids each warranty?
- Is the coverage transferable if the property sells?
- What is the process and response time for a warranty call?

6. What a documented assessment gives you

Before committing to anything, you should be able to see what we saw. A proper assessment produces:

- Photographs of the roof surface, flashings, penetrations, eaves and ventilation.
- A written scope describing exactly what would be done and in what order.
- Named materials and system components rather than generic descriptions.
- A clear price with the payment schedule and both warranties stated.

That package is yours to keep and to compare — with no obligation to proceed.

Ready when you are

Piercy Bros Inc specialises in full roof replacements, re-roofs, new construction and commercial roofing systems for property owners across Toronto and the GTA.

Call 647-648-0285 · piercybros.com

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