

Sample Commercial Re-roof - Denver Market Sample

System: 60 mil TPO re-roof package | Package date: June 12, 2026

Provenance: watermarked example built from a sample input set and authentic CC BY-SA roof imagery; values are illustrative and require contractor review.

MEASUREMENTS

Measured roof area Sample takeoff basis	18,420 sq ft	Waste factor Review against field conditions	8%
Orderable area Area plus waste allowance	19,894 sq ft	Perimeter Edge metal and termination basis	620 linear ft
Penetrations Flashings and detail labor basis	23	Tear-off Assumed in sample scope	1 layer

MATERIAL SCHEDULE

Item	Quantity	Unit	Total
60 mil TPO membrane	20,800 sq ft	\$1.82	\$37,856
1/2 in cover board	19,900 sq ft	\$0.92	\$18,308
Tapered edge and detail allowance	1 lot	\$8,450	\$8,450
Fasteners and plates	5,600 each	\$0.18	\$1,008
Accessories and sealants	1 lot	\$4,250	\$4,250

LABOR PLAN

Item	Quantity	Unit	Total
Tear-off and disposal handling	184.2 squares	\$115	\$21,183
Substrate prep	184.2 squares	\$42	\$7,736
Membrane install	184.2 squares	\$160	\$29,472
Flashings and penetrations	23 details	\$185	\$4,255
Supervision and safety setup	2 days	\$950	\$1,900

Pricing Summary

Sample values for a watermarked example. Replace with job-specific supplier, labor, and permit inputs.

Materials subtotal	\$69,872
Labor subtotal	\$64,546
Equipment and disposal	\$12,600
Permit and admin allowance	\$2,750
Overhead and contingency	\$18,182
Watermarked sample total	\$167,950

Package Sections

- Measurement assumptions
- Material schedule
- Labor plan
- Pricing summary
- Review notes

REVIEW NOTES

- Confirm roof area, perimeter, penetrations, access, and substrate before submission.
- Replace sample unit costs with supplier quotes and local labor rates.
- Review code, permit, warranty, and site-safety requirements before presenting a final bid.

PROVENANCE

Watermarked example built from a sample input set and authentic CC BY-SA roof imagery; values are illustrative and require contractor review.

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