

Heritage Conservation Grant Submission: 4585 Arthur Drive

Project Description:

According to the previous owners, the existing cedar roof was installed sometime in the early 1990s. We undertook a cedar roof restoration in 2018, but now the roof has come to the end of its usable life. We have explored multiple options for roof replacement- asphalt shingles, cedar, composite (cedar look alike), and metal. Quotes are listed below.

Given the longevity and lack of maintenance, we are desiring to install a metal roof in a dark grey colour. At this time, we would replace the roof on the original, heritage main house only. We have a Building Permit to change the roof line of the garage addition. We would install a matching metal roof over the garage when we do the roof alterations.

For comparison, here are all the quotes we received:

Asphalt (whole house)

South-West Roof Restoration Inc. \$20,220 (excluding GST)

A Top Class Roofing Ltd. \$26,800 (excluding GST)

Northwood Roofing Ltd. \$38,392 (excluding GST)

Cedar (whole house)

South-West Roof Restoration Inc. \$65,261 (excluding GST)

Noor Roofing Ltd. \$76,120 (excluding GST)

Northwood Roofing Ltd. \$79,592 (excluding GST)

Composite Shakes (whole house)

PeakMasters \$74,300 (excluding GST)

South-West Roof Restoration Inc. \$91,180 (excluding GST)

Composite Shakes (main house only)

PeakMasters \$57,600 (excluding GST)

Metal (whole house)

A Top Class Roofing Ltd. \$90,899 (excluding GST)

Northwood Roofing Ltd. \$73,430 (excluding GST)

Metal (main house only)

Northwood Roofing Ltd. \$63,143 (excluding GST)

Work to be completed includes (from Northwood Roofing quote):

Site Prep

- Protect sensitive areas around house as necessary
- Inspect structures for pre-existing damage, rot, and rodent entry points
- Remove existing roofing system down to wood deck
- Recycle where possible or dispose in proper facilities

Metal Roofing

- Supply and install FT Platinum HT-B underlayment protection over entire roof deck
- Supply and install Metal Roof Prolok 12 Colour - 24 gauge standing seam panels
- Supply and install colour matched, baked enamel, 26 gauge eave flashing, end dam, valley flashing, and backpan where necessary
- Supply and install colour matched, baked enamel, 24 gauge gable flashing, sidewall flashing, wall flashing, and metal cap where necessary
- Supply and install all required hardware, sealants and fasteners

Ventilation

- Install a filtered, vented ridge to properly vent attic per building code
- OR -
- Install outtake vents along ridge to properly vent attic as per building code
- Supply and install new painted B-vents, goosenecks, kitchen and plumbing vents

Site Take Down

- Clean up all related debris and material daily
- Use magnetic rake to pick up any loose metal trimmings/screws around property daily

Warranty

- Provide 10 year Northwood Roofing labour warranty
- Provide Metal Roof Limited 40 Year Warranty



existing cedar roof



examples of Heritage homes with metal roofs



colour sample

