

FARROW ROOFING
FLAT · METAL · SHINGLE EXPERTS

BRITISH COLUMBIA · TRUSTED SINCE 2017

New Roof Pricing Guide

Transparent, honest pricing for shingle, metal, and flat roof replacements across British Columbia. Know what to expect before you call.

SHINGLE REPLACEMENT	METAL REPLACEMENT	FLAT REPLACEMENT
$15–$20 per sq. ft.	$17–$32 per sq. ft.	$10–$35 per sq. ft.

farrowroofing.com | 1-844-503-6099 | sales@farrowbuilt.ca | Licensed & Insured · Enderby, BC

Repair First. Replace Only When It Makes Sense.

Most roofing companies only make money when they tear off your roof. We built our business differently. Our focus is on maintenance and repair to extend the life of your existing roof — often saving owners $20,000–$50,000 or more. When you get a quote from us, you receive a full menu of options: simple maintenance, targeted repairs, partial replacement, or a complete new system. You decide the best way to protect your roof and your budget. We never pressure you into more than you need.

9+	$50K+	100%
Years Serving BC	Saved Per Client	Written Scope

SHINGLE ROOFING

Asphalt Shingle Replacement

Architectural & standard asphalt shingles · Most common residential choice in BC

$15–$20
per sq. ft. installed

WHAT'S INCLUDED

FULL TEAR-OFF
All existing shingle layers removed down to the decking. Landscape fabric laid around the entire perimeter to collect all debris and fasteners.

DECK INSPECTION
Damaged or rotted decking is photographed and documented. Any required repairs are completed before new materials go on.

ICE & WATER SHIELD
Applied at eaves, valleys, and all penetrations to protect against ice damming and wind-driven rain.

UNDERLAYMENT
Synthetic felt underlayment installed over the full deck as a secondary moisture barrier.

SHINGLE INSTALL
Architectural or standard shingles installed to manufacturer spec with correct nailing patterns and starter strips.

FLASHING & TRIM
All valleys, chimney, skylights, and wall intersections properly flashed and sealed to manufacturer spec.



Price range	$15.00 – $20.00 / sq. ft.
2,000 sq. ft. roof — low	$30,000
2,000 sq. ft. roof — high	$40,000
GST (5%)	Added to final quote

Starting From **$15/sq.ft**

* Final price depends on pitch, access, layers to remove, and roof complexity. See the Pricing Factors page for details.

Jobsite Protection — Landscape Fabric on Every Tear-Off

Before any tear-off begins, we lay landscape fabric around the entire perimeter of your home or building. Every shingle, nail, and fastener that comes off the roof lands on the fabric — not in your garden beds, lawn, or gravel. At the end of each day the fabric is gathered up and all debris is removed. Your property is left clean and undamaged. This is standard on every Farrow Roofing job, not an add-on.

METAL ROOFING

Metal Roof Replacement

Snap-Lok · Tough Rib (Corrugated) · 30–50 year lifespan

$17–$32
per sq. ft. installed

WHAT'S INCLUDED

TEAR-OFF & CLEANUP
Full removal of existing roofing. Landscape fabric deployed around the entire building perimeter to capture all debris and fasteners before work begins.

STRUCTURAL CHECK
Decking and strapping inspected. Any hidden damage is photographed and documented before proceeding — no surprise invoices.

PANEL INSTALLATION
Commercial-grade metal panels installed with correct closures, sealants, and fasteners engineered for BC weather conditions.

FLASHINGS & TRIM
All ridge caps, eave trim, rake trim, valleys, and penetrations properly flashed and finished to manufacturer spec.

WARRANTY OPTIONS
30–50+ year warranty options available depending on the panel system and manufacturer selected.

FINAL INSPECTION
Full walk-through with photo documentation provided at project completion for your records.



Tough Rib (Corrugated)	$17 – $24 / sq. ft.
Snap-Lok	$24 – $32 / sq. ft.
2,000 sq. ft. — Tough Rib	$34K – $48K
2,000 sq. ft. — Snap-Lok	$48K – $64K

Range **$17–$32/sq.ft**

* Metal type is the single biggest price driver. See the comparison table below.

Metal Roof Types Compared

Understanding the difference between Snap-Lok and Tough Rib

PANEL TYPE	PRICE RANGE	BEST FOR	LIFESPAN	KEY ADVANTAGE
Tough Rib (Corrugated)	$17–$24 / sq. ft.	Shops, barns, budget-conscious homes	30–40 years	Most affordable metal option; fast installation
Snap-Lok POPULAR	$24–$32 / sq. ft.	Residential & light commercial	40–50 years	Strong wind resistance; clean look; excellent value for premium metal

FLAT ROOFING

Flat Roof Replacement

Polyglass Self-Adhered Membrane · Castagra Ecodur Coating · Low-slope & flat systems

$10–$35
per sq. ft. installed

WHAT'S INCLUDED

FULL REMOVAL
Existing membrane removed down to the substrate. Landscape fabric placed around the building perimeter to collect all debris during tear-off.

DECK & SLOPE CHECK
Substrate inspected for rot, moisture damage, and adequate drainage slope. All findings documented before new system is installed.

POLYGLASS MEMBRANE
Self-adhered Polyglass membrane installed to spec — a premium system engineered for long-term waterproofing performance in BC climates.

CASTAGRA COATING OPTION
Bio-based, solvent-free Castagra Ecodur coating applied as an alternative or top coat — seals, waterproofs, and can extend roof life up to 20 years.

FLASHING & DRAINS
All wall terminations, parapets, drains, and penetrations fully waterproofed and integrated into the new system.

WARRANTY-BACKED
All installations are warranty-backed. We only recommend full replacement when repair or coating is no longer viable.



Polyglass Membrane	$18 – $35 / sq. ft.
Castagra Ecodur Coating	$10 – $25 / sq. ft.
2,000 sq. ft. — low end	$20,000
2,000 sq. ft. — high end	$70,000
GST (5%)	Added to final quote

Range **$10–$35/sq.ft**

* Flat roofs are often repairable — we'll always tell you if a coating or repair can save you $20K–$50K vs. full replacement.

Our Flat Roof Systems

We use two proven systems — Polyglass self-adhered membrane and Castagra Ecodur coating

SYSTEM	TYPE	BEST FOR	LIFESPAN	KEY ADVANTAGE
Polyglass Self-Adhered	Membrane	Full replacements; new construction	20–30 years	Premium self-adhered system; no open flame; excellent seam integrity. $18–$35/sq.ft
Castagra Ecodur ECO-FRIENDLY	Coating	Restoration; extending existing roofs	Up to 20 years	Bio-based, solvent-free; seamless waterproof barrier; can be applied over existing membrane. $10–$25/sq.ft

Do You Actually Need a Full Replacement?

Most roofing companies only make money when they tear off your roof. We've saved apartment owners, commercial buildings, and homeowners **$20,000–$50,000+** by repairing or coating roofs that other contractors insisted needed full replacement. Before committing to a new flat roof, let us give you an honest assessment. If it can be saved, we'll show you how.



What Affects the Price of Your New Roof?

No two roofs are the same. The price per square foot you pay is shaped by a combination of the factors below. Understanding these helps you compare quotes fairly and know exactly why your roof may cost more or less than a neighbour's.

ROOF HEIGHT

Taller buildings require more safety equipment, longer rope systems, and slower, more careful work. A three-storey home costs more to roof than a single-storey ranch.

HIGH IMPACT

SITE ACCESS

Tight driveways, steep lots, fences, landscaping, or power lines that restrict equipment and material staging all add time and cost to the job.

MODERATE IMPACT

PITCH (SLOPE)

Steep roofs require more safety anchors, slower movement, and specialized equipment. Anything above a 6:12 pitch adds meaningfully to labour cost.

HIGH IMPACT

LAYERS TO REMOVE

Each additional layer of old roofing adds disposal weight, labour time, and dumpster costs. Two or more layers significantly increase the tear-off price.

HIGH IMPACT

ROOF SIZE

Smaller roofs typically cost more per square foot. Fixed costs like mobilization, equipment, and minimum crew time are spread over fewer square feet.

INVERSELY SCALED

METAL PANEL TYPE

Tough Rib is the most affordable metal option — ideal for shops, barns, and budget-conscious homes. Snap-Lok adds precision, a cleaner look, and stronger wind resistance for residential and light commercial builds.

HIGH IMPACT

VALLEYS, HIPS & FACES

Every valley, hip, ridge, and change of direction requires additional cutting, flashing, and detailing. More faces and intersections mean significantly more labour per square foot.

HIGH IMPACT

SKIRT ROOFS

Small decorative skirt or porch roofs add disproportionate cost — they require the same setup, flashing, and detailing as a full section but cover very little square footage.

VERY HIGH IMPACT

⚠ WHY SKIRT ROOFS COST MORE PER SQ. FT.

A skirt roof — the small decorative section over a porch, bay window, or garage entry — is one of the most labour-intensive parts of any roofing job relative to its size. Each skirt requires its own flashings, valley cuts, trim work, and tie-ins to the main roof. The crew spends nearly as much time on a 40 sq. ft. skirt as on a 200 sq. ft. main section. When budgeting, expect skirt roofs to carry a noticeably higher per-square-foot rate than the main roof area.

ROOF COMPLEXITY AT A GLANCE

Simple (1–2 faces, low pitch, good access) → lower end of range

Moderate (multiple faces, valleys, average pitch) → mid-range

Complex (many faces, hips, skirts, steep pitch, tight access) → upper end or above

Roof Maintenance Plans

Extend Your Roof's Life — Before You Ever Need a Replacement

A new roof is a major investment. Regular maintenance is the single best way to protect that investment and delay a costly replacement by 5–15 years. Our semi-annual maintenance plans are designed for roofs under 8,000 sq. ft. and cover all three roof types: Shingle/Cedar, Metal, and Flat. Three levels are available — choose what fits your roof's condition and your budget. All recurring plans are on a 3-year contract. Custom plans available for roofs over 8,000 sq. ft. or pitches over 8/12.

Shingle & Cedar Roof Plans

SEMI-ANNUAL · FALL & SPRING

LEVEL 1 — Visual Assessment

$499
one-time · $249 semi-annually*

- ✓ Full roof inspection with photo documentation
- ✓ Attic inspection — we get inside to check for moisture, ventilation issues & hidden damage
- ✓ Note missing or damaged shingles
- ✓ Flashing condition assessment
- ✓ Moss buildup assessment
- ✓ Spring: post-winter follow-up & condition report

LEVEL 2 — Clean and Clear

$1,000
one-time · $500 semi-annually*

- ✓ All Level 1 services
- ✓ Gutter and valley cleaning
- ✓ Downspout flush
- ✓ Removal of leaves and debris
- ✓ Spring: moss & algae treatment, sealant inspection

LEVEL 3 — Performance Tune-Up

$2,000
one-time · $1,000 semi-annually*

- ✓ All Level 2 services
- ✓ Seal exposed nails
- ✓ Replace missing or cracked shingles
- ✓ Reseal around vents and flashings
- ✓ Spring: light repairs under plan limit

Metal Roof Plans

SEMI-ANNUAL · FALL & SPRING

LEVEL 1 — Visual Assessment

$499
one-time · $249 semi-annually*

- ✓ Full roof inspection with photo documentation
- ✓ Attic inspection — we get inside to check for moisture, ventilation issues & hidden damage
- ✓ Check ridge caps, seams, vents & sealant
- ✓ Identify rust, corrosion, or panel movement
- ✓ Spring: frost shifting & fastener check

LEVEL 2 — Clean and Clear

$1,000
one-time · $500 semi-annually*

- ✓ All Level 1 services
- ✓ Gutter and valley cleaning
- ✓ Downspout flush
- ✓ Debris removal from roof surface
- ✓ Spring: corrosion check, light wash

LEVEL 3 — Performance Tune-Up

$2,000
one-time · $1,000 semi-annually*

- ✓ All Level 2 services
- ✓ Tighten loose screws & replace missing fasteners
- ✓ Reseal vents and ridge caps
- ✓ Seal minor leaks under spend limit
- ✓ Spring: retightening & sealant touch-up

Flat Roof Plans

SEMI-ANNUAL · FALL & SPRING

LEVEL 1 — Visual Assessment

$499
one-time · $249 semi-annually*

- ✓ Full roof inspection with photo documentation
- ✓ Attic inspection — we get inside to check for moisture, ventilation issues & hidden damage
- ✓ Check for ponding water
- ✓ Check for cracks or separation at seams and flashings
- ✓ Spring: freeze/thaw damage & moisture intrusion check

LEVEL 2 — Clean and Clear

$1,000
one-time · $500 semi-annually*

- ✓ All Level 1 services
- ✓ Clear roof drains and scuppers
- ✓ Remove debris; check for ponding
- ✓ Spring: drain function test, moss prevention

LEVEL 3 — Performance Tune-Up

$2,000
one-time · $1,000 semi-annually*

- ✓ All Level 2 services
- ✓ Full flashing reseal
- ✓ Up to 2 lbs of Castagra repair kits
- ✓ Repairs at seams, pipes, drains, or anywhere needed
- ✓ Spring: same Castagra repair allowance

* All recurring plans are subject to a 3-year contract. Designed for roofs under 8,000 sq. ft. and pitches 8/12 and under. Custom plans available for larger or steeper roofs. Contact us for a quote.

Why BC Homeowners Choose Farrow Roofing

Serving the Okanagan and Shuswap since 2017, Farrow Roofing has built its reputation on honest assessments, transparent pricing, and work that holds. We repair first and replace only when it makes financial sense — and when we do replace, we do it right.

HONEST ASSESSMENT

We present every option clearly — maintenance, repair, partial replacement, or full system — and let you decide. No pressure, no upselling. You control how you allocate your money.

WRITTEN SCOPE ONLY

Every job is fully documented before we start. You know exactly what work will be done, what materials will be used, and what the total cost will be. No surprises.

RIGHT MATERIALS

We use commercial-grade panels, proper closures, and quality fasteners — not the cheapest option that gets the job done on paper.

STRUCTURAL TRANSPARENCY

Any hidden damage found during tear-off is photographed and documented before we proceed. No surprise invoices after the fact.

BUILT FOR BC WEATHER

Our installations are designed for Okanagan and Shuswap conditions — heavy snow loads, freeze-thaw cycles, and summer heat extremes.

RESPONSIVE TEAM

You have direct access to the people doing the work. Questions get answered, calls get returned, and our repairs are guaranteed.



Precision tear-off with full jobsite protection



Commercial-grade materials on every job



Completed Snap-Lok metal roof — Enderby, BC

READY TO GET STARTED?

Book Your Roof Assessment

Call / Text: 1-844-503-6099

Email: sales@farrowbuilt.ca

Web: farrowroofing.com

24/7 Emergency: 1-844-503-6099

In Person: 704 Mill Ave, Enderby BC



Prices shown are typical ranges for British Columbia and are subject to on-site assessment. Final pricing provided in written quote only. · farrowroofing.com · © 2026 Farrow Roofing. All rights reserved.