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Homeownerâ€™s Guide to Roof Repair: Factors to Consider when Calculating Repair Costs

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Homeowners should be aware factors that affect the cost of roof repair in Ohio. By considering these factors, homeowners will find out there is more than meets the eye when it comes to roof repair cost and itâ€™s possible to have a roof fixed with a limited budget.

Roof Area

Take note that the roof area is 1.5 times larger than the floor area. For instance, a house with a floor area of 500 square feet is likely to be covered by a roof with an area of 750 square feet. Another way to get a rough estimate of the repair cost is by multiplying the total area of the roof by the cost of roofing per square foot.

Roof Pitch

The pitch of your roof has something to do with the cost of roof repair because it determines the type of shingles or tiles that you need to install and how they are going to be installed. Most contractors charge their customers based on the steepness of the roof. If you have a house with a steeper roof, expect the repair cost to be a little higher than what you think.

Materials

Asphalt roofing usually calls for inexpensive roof repair Columbus Ohio contractors have to offer, while other materials such as concrete tiles, slate, and wood can be a quite expensive. Roof replacement using asphalt shingles usually range anywhere from $50 - $150 per 100 square feet. Homeowners who to replace their roof with slate or tiles will have to pay up to $1,000 for every per 100 square feet.

Location

The cost of living varies depending on the state, and the same goes for the cost of roof repairs. Many Ohio roofing contractors will agree to this because the cost of materials and building permits differs from one state to another. If you live in the Midwest where winds and storms are very likely, expect to pay more on frequent roof replacements. Houses located in regions with mild weather can get away with simple repairs that usually cost much less than replacements.

Complexity

Obviously, complexity of the roof repair will determine how much you are going to pay your contractor. A simple roof with at least three layers of shingle is much easy to repair compared to one installed with complicated features. Although some roof repairs can be as low as $100, you should still consult reputable Ohio roofing contractors for more information about simple repairs.

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