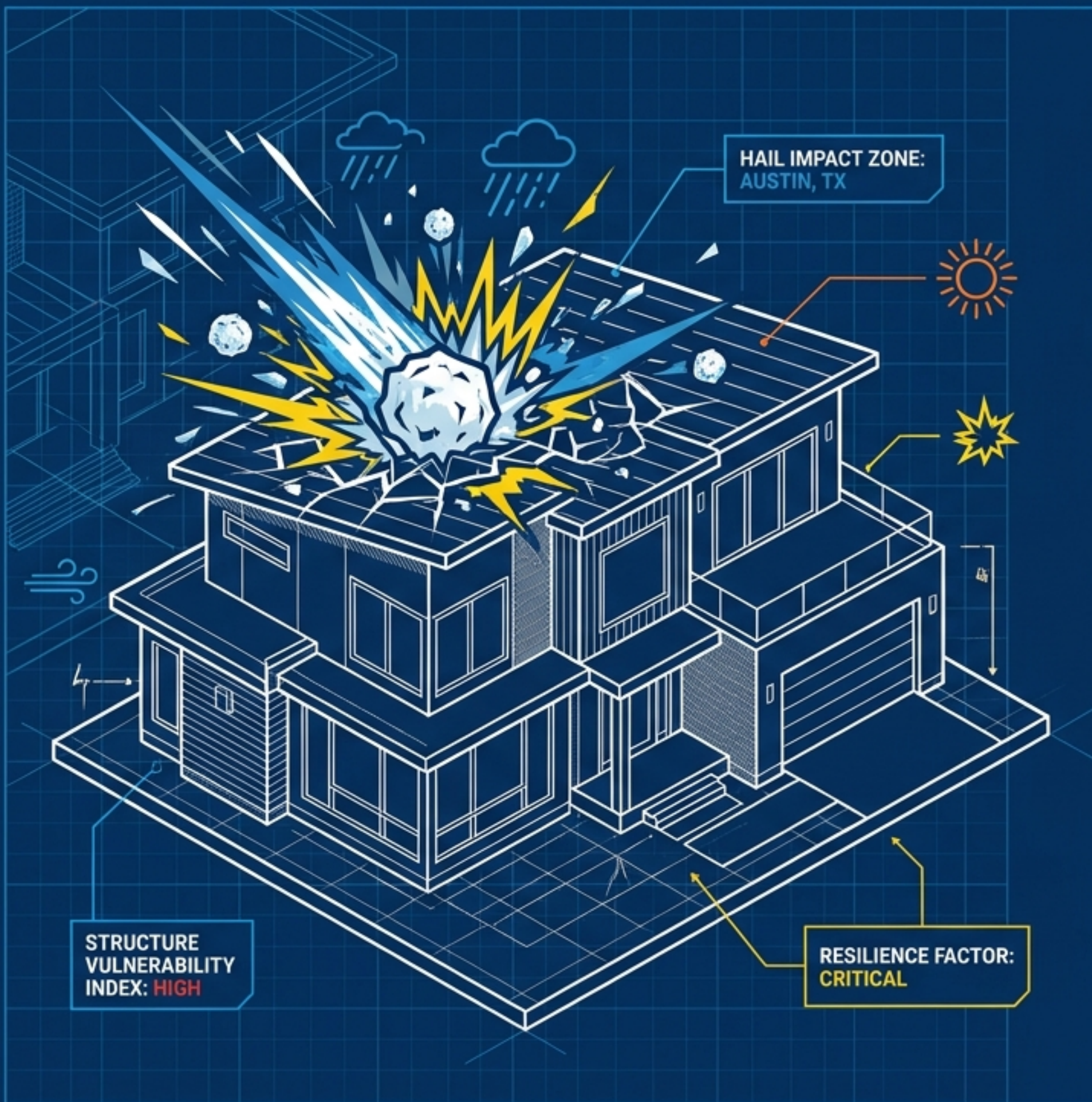
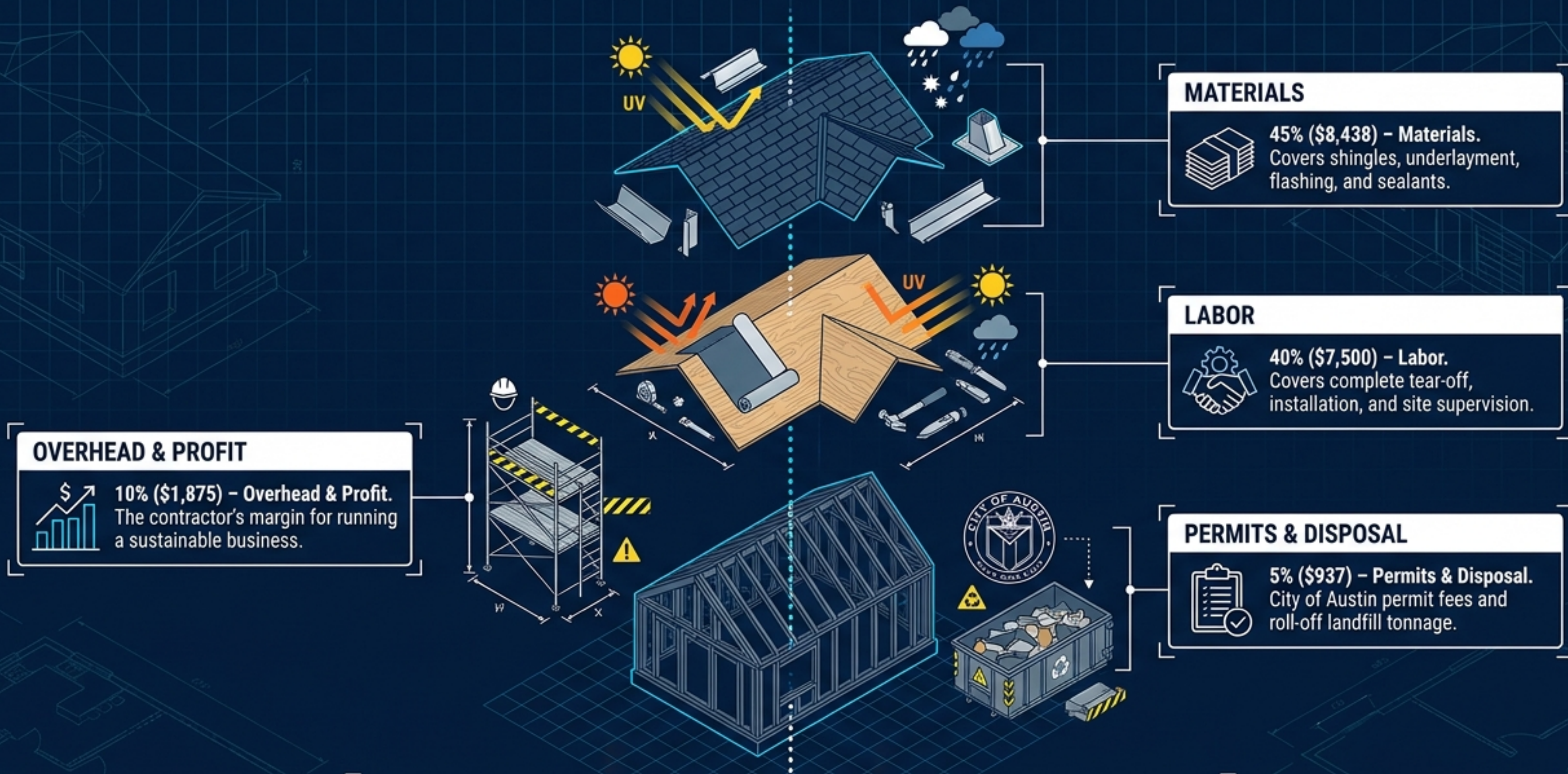




The 2026 Austin Roofing Playbook

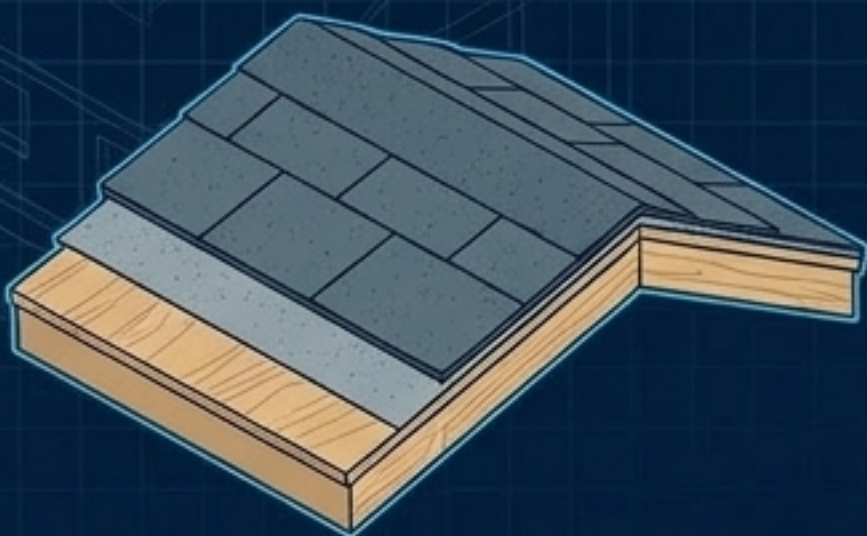
A Strategic Guide to ☀ Surviving Hail Alley,
📊 Navigating Contractor Quotes, and
💰 Mastering Total Cost of Ownership.

DIAGNOSTIC TABLE		RESILIENCE® FACTOR	
HAIL ABILITY	/-	RENAL NETWORK	/-
RAGSIMENT	/-	R80BESS ATTACHT	/-
DESIGN	/-	BREADRUMBS	/-
RESILIENCE	/-	RUNNING HEADERS	/-
TECHNICAL TEXTITORNRS	/-	COMPIOSITION	/-



The 2026 Material Tier Matrix

Tier 1: Basic 3-Tab



Cost: \$11,500 – \$15,000



Warranty: 25-year



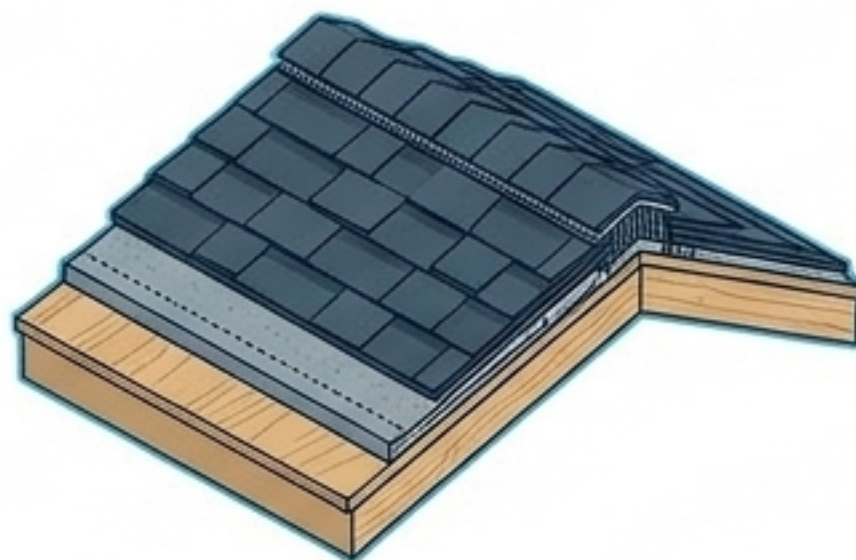
Features: Basic synthetic underlayment, reuses existing ventilation.



Impact Resistance: Low.



Tier 2: Mid-Range Architectural



Cost: \$16,500 – \$22,000



Warranty: 30 to 50-year limited lifetime

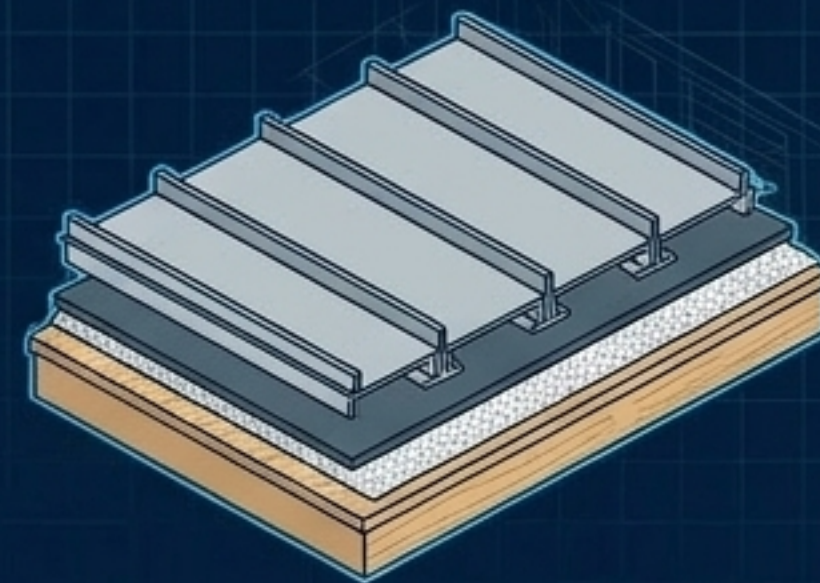
Features: Class 3 impact resistance, upgraded underlayment, new ridge vent.



Impact Resistance: Medium
(Standard for typical \$18,750 median).



Tier 3: Premium Metal / Tile



Cost: \$27,000 – \$45,000+



Warranty: 50+ year lifespan



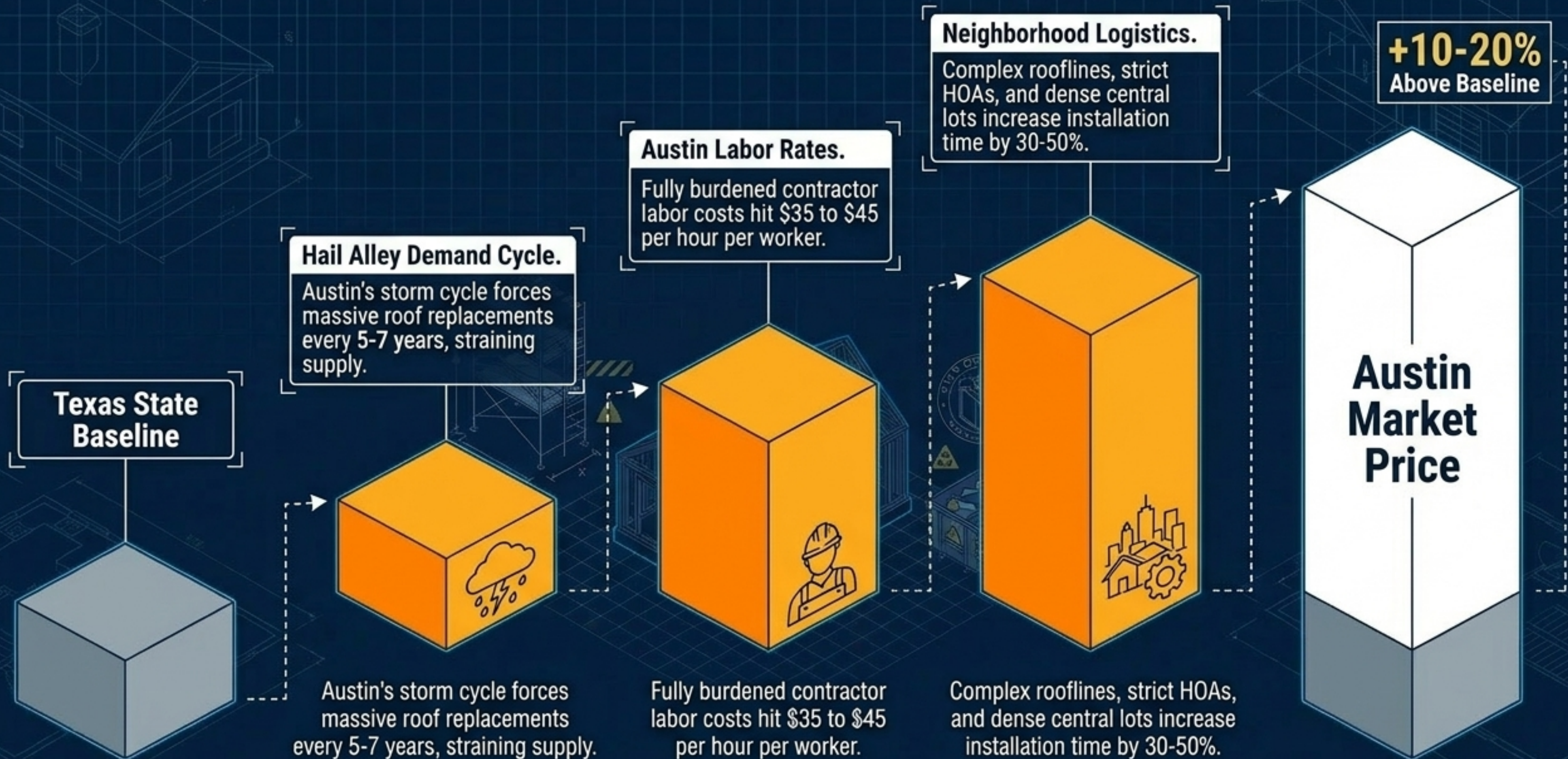
Features: Class 4 impact resistance, standing seam 24-gauge, radiant barrier, high-performance underlayment.



Impact Resistance: Maximum.



The Austin Premium: Why Local Quotes Run 10-20% Higher



A Tale of Three Roofs: Real 2026 Austin Projects

South Austin Ranch

Diagnostic

Total:	\$14,800	
Scope:	1,700 sq ft single-story, gable roof. Architectural shingles.	
Timeline:	2 Days.	



The Surprise: Found water-damaged OSB near a vent pipe (+ \$250).

Circle C Two-Story

Diagnostic

Total:	\$21,500	
Scope:	2,600 sq ft hip-and-valley. Class 4 Impact-Resistant shingles.	
Timeline:	4 Days.	



The Surprise: Inadequate airflow discovered; added four soffit vents and new ridge vent (+ \$950).

Tarrytown Custom Home

Diagnostic

Total:	\$39,000	
Scope:	3,400 sq ft steep pitch. 24-gauge Matte Black standing seam metal.	
Timeline:	8 Days.	



The Surprise: Mid-project scope creep; homeowner opted to add custom smooth aluminum gutters (+ \$4,200).

The Overlay vs. Tear-Off Diagnostic

The Overlay Illusion

Upfront Savings: \$1,500 - \$2,500

The Reality: Traps 150°+ heat, accelerating degradation. Hides existing rot. Uneven substrate frequently voids manufacturer warranties. Adds thousands of pounds of unplanned weight.

New Shingle Layer

Old, Warped Shingle Layer

Rotten Wood Deck

Trapped 150°+ Heat

The Standard Tear-Off

The Standard: Full removal down to the wood deck.

The Reality: Allows full structural inspection. Required for high-temperature underlayment adhesion. Ensures 50-year system longevity.

New Shingle Layer

Fresh Blue Underlayment

Clean Wood Deck

Healthy Airflow

The Hidden System: What Vague Quotes Omit

1 Decking Replacement (\$90 - \$135 / sheet): The most common overrun. Plywood/OSB rot cannot be seen until the old roof is removed.

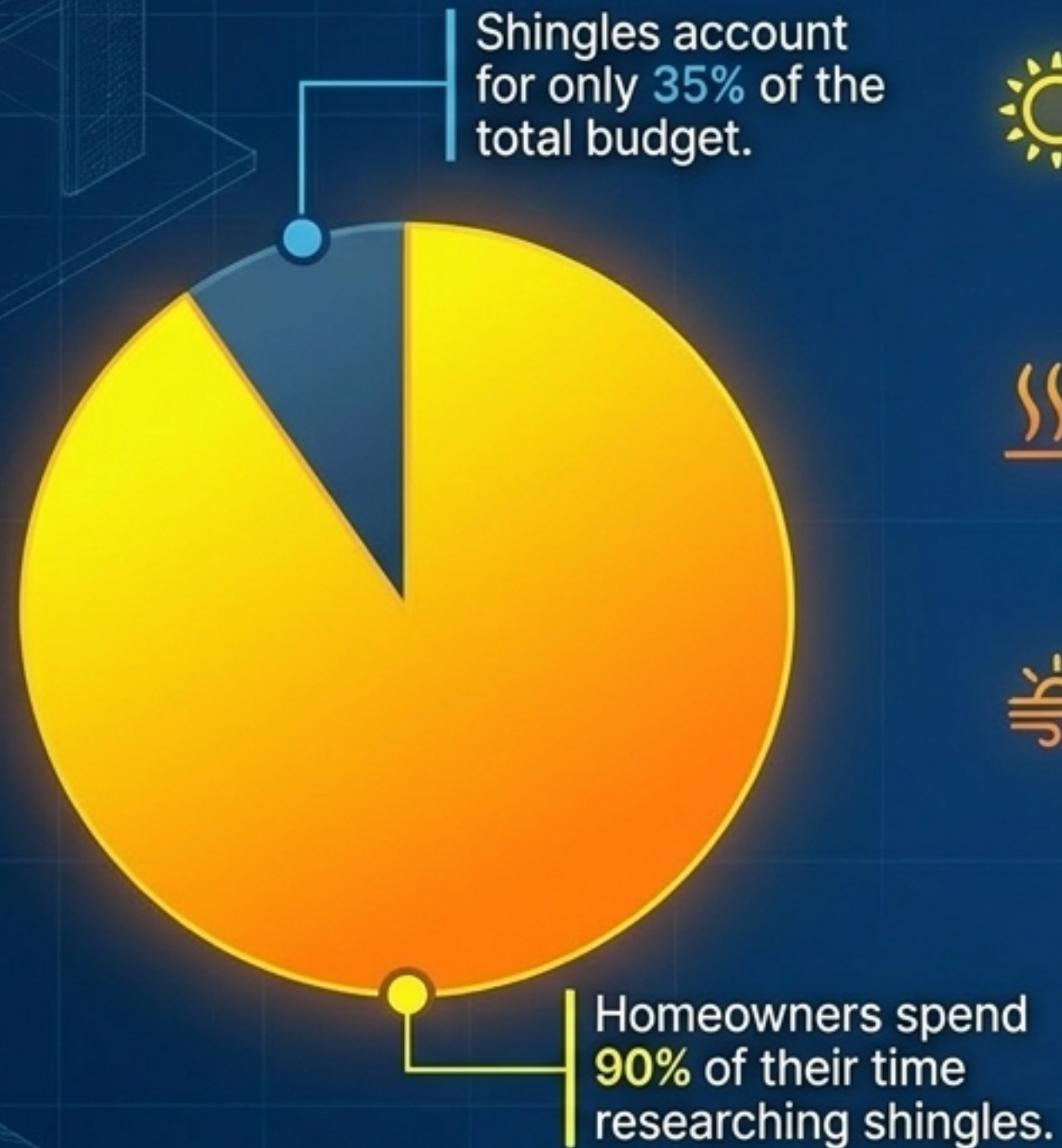
1 Decking Replacement (\$90 - \$135 / sheet): The most common overrun. Plywood/OSB rot cannot be seen until the old roof is removed.

2 Flashing & Metal Work (\$800 - \$2,500): Non-negotiable defense around chimneys and valleys. Reusing old flashing guarantees leaks.

4 Fascia & Soffit Repair (\$25 - \$45 / linear ft): Water-damaged edge boards require a separate carpentry trade to fix.

5 Ventilation Upgrades (\$400 - \$1,200): Essential for surviving Austin heat; often presented as an optional mid-project upgrade.

The Invisible System Framework



The most common point of failure in an Austin roof is **never** the shingle.

It is the system beneath it.



A premium shingle installed with **poor ventilation** will have its life **cut in half** by **150-degree** summer roof temperatures.



Reused flashing will leak in the first downpour.

The invisible system—high-temp ice and water shields, active ridge ventilation, and custom metalwork—is what actually dictates your roof's 50-year survival.



The 15-Year Total Cost of Ownership (TCO) Timeline



The Deductible Trap

A standard 2% deductible on a \$500k home is a \$10,000 out-of-pocket hit per storm.



The Break-Even

A Class 4 roof (UL 2218 certified) avoids the claim entirely, and the \$450/year premium discount pays for the \$4,000 material upgrade in exactly 8.9 years.

The Solar Sequence

Step 1: Detach (Solar Tech)

Specialized solar company removes panels prior to the roof tear-off. Critical: Preserves your system's original warranty.



Step 2: Replace & Flash (Roofer)

Roofing crew installs the new system, specifically flashing the solar mounting hardware to prevent future leaks.

Step 3: Reset (Solar Tech)

Solar company returns to reinstall and test the array. (Ideal time to service/clean panels while grounded).

Anatomy of a Bulletproof Quote

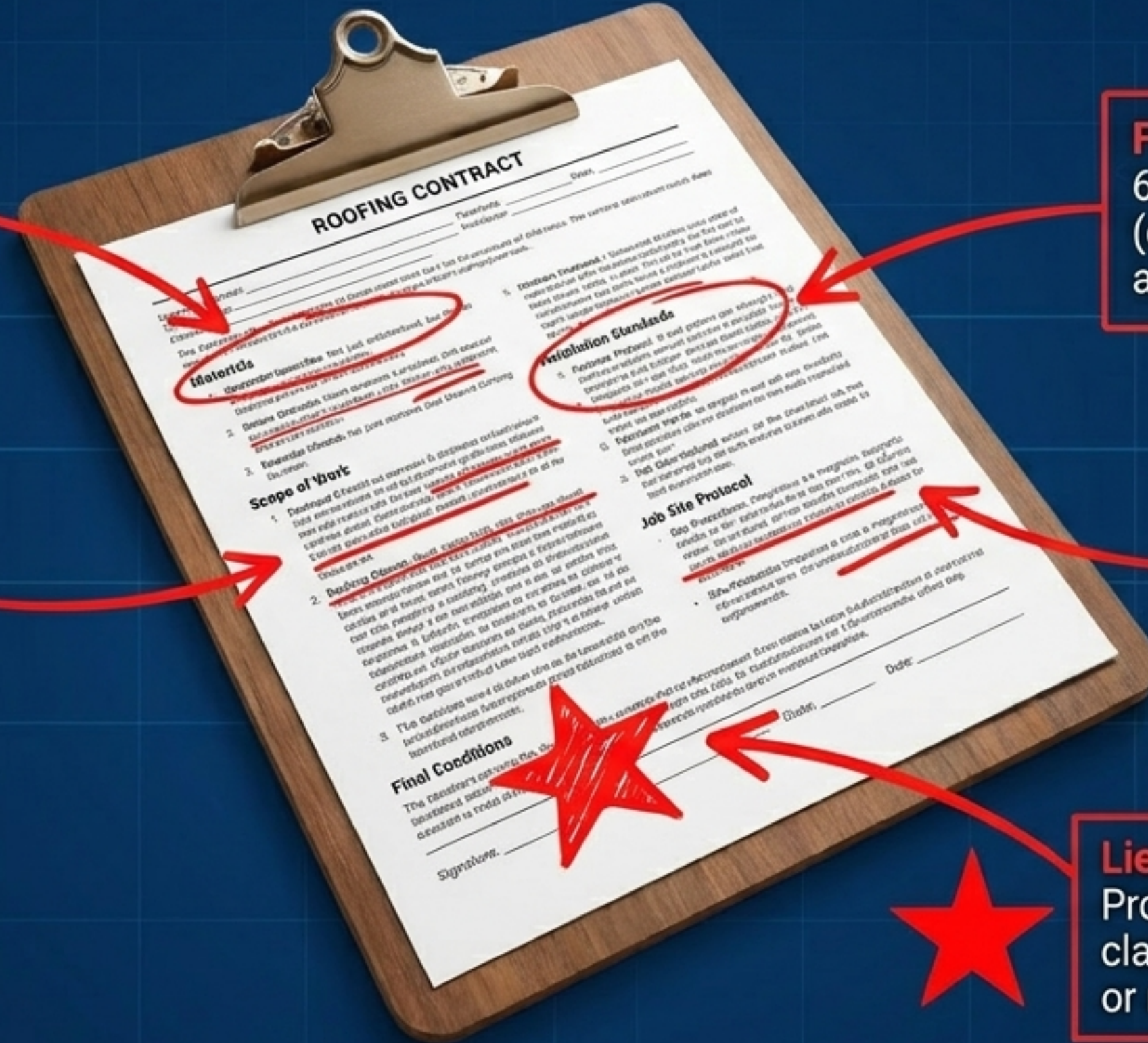
Material Specifics:
Not just architectural, but
Owens Corning Duration.

Fastener Protocol:
6-nail pattern per shingle
(critical for high wind)
and nails, not staples.

Decking Clause:
Must explicitly list the
per-sheet replacement
cost for hidden rot.

Site Protection:
Requires a magnetic
sweep for nails.

Lien Waiver:
Protects the homeowner from
claims by unpaid subcontractors
or material suppliers.





Budget Armor

The 10-15% Rule:

NAHB recommends holding **\$2,000 - \$3,000 in contingency** specifically for unseen decking rot.

Material Locks:

Shingle prices are stable, but metal/custom materials are volatile. Ensure the contract **locks pricing for 30-60 days**.

The 3-6 Week Reality

Weeks 1-3: Ordering materials, lead times, and City of Austin permitting.

Days 1-5 (On-Site): Tear-off, deck prep, new system installation, and final cleanup.



Note: One day of rain halts the entire schedule.

The Vetting Matrix



Physical Austin Presence

Avoid storm chasers. Verify a physical local office, not just a PO box.



Dual Insurance

General liability is not enough. You must verify Worker's Compensation insurance to protect yourself from liability for on-site injuries.



Manufacturer Certification

Look for master/platinum credentials (e.g., GAF Master Elite). This guarantees installation training and unlocks enhanced, extended warranties.



Permit Handling

The contractor must be the one to pull the City of Austin development permit, subjecting their work to third-party city inspections.

Build for the Next 50 Years.



In Austin's climate, a cheap roof is the most expensive one you can buy. By understanding hidden costs, focusing on the invisible system, and investing in **Total Cost of Ownership, you aren't just buying shingles—you are engineering **peace of mind**.**