



Prepared for
Ellery & Dawn Kowalchuk

*64 Coopers Crossing SW
Airdrie, Alberta T4B 3W2*

This proposal sets out exactly what we will do, the four ways you can build it, and what each one costs. Every price is the complete job. Nothing in here is a ballpark.

ESTIMATE

#4088

Issued 27 July 2026

VALID

15 days

From the date of issue

ROOF AREA

27.2 SQ

2,721 sq ft · 19 facets · 9/12 pitch

PREPARED BY

Dave Vallée

Director

 ★★★★★ Google 4.9 (76)

 ★★★★★ HomeStars 5.0 (156)

232 verified reviews

Owner-run since 2012



What we will **actually** do

Everything on this page is included in every price that follows. The system underneath the shingle is the same one we build on every Calgary roof.

WHAT WE REMOVE

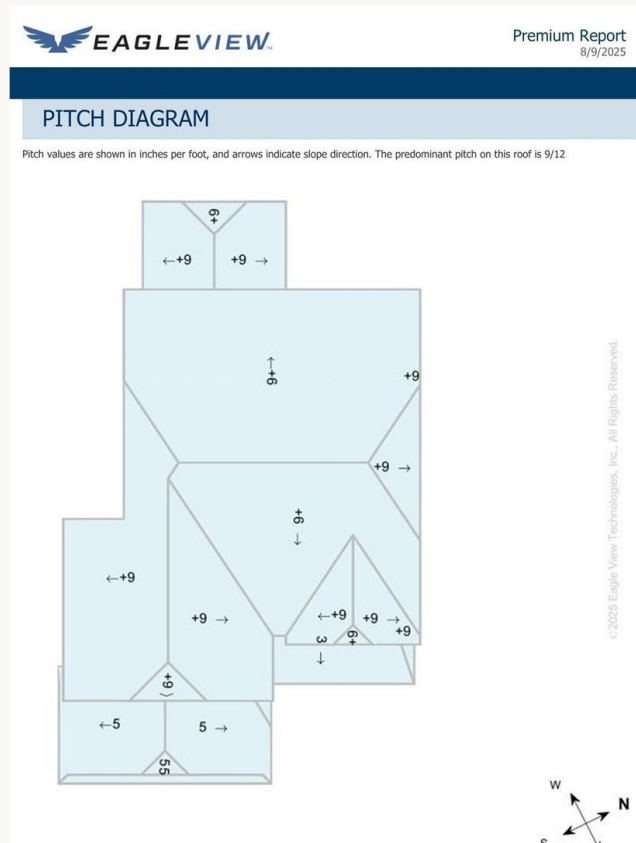
- Provide full protection of building(s), patio furniture and landscaping
- Remove existing roof materials and haul away all debris. Roof Right Solutions recycles all materials removed.
- Inspect roof deck for rot, complete repair if necessary. Free wood replacement up to 48 SF.

WHAT WE INSTALL

- Install Ice & Water Shield protection along all eaves and valleys | Beyond Alberta Building Code
- Install synthetic underlay on entire exposed roof deck | Beyond Alberta Building Code
- Install pre-finished open valley flashing
- Install pre-finished drip edge flashing along eaves
- Install starter strips and capping from selected manufacturer
- Install a total of 7 exhaust vents to ensure proper attic ventilation
- Install gooseneck (fan exhaust stack) and rigid plumbing stack
- Install 6 nails per shingle providing an enhanced wind warranty

HOW WE LEAVE IT

- Apply high quality colour matching caulking on all exposed fasteners and wall junctions
- Perform a meticulous clean-up of the property and neighbours surrounding. A magnetic sweeper is also used to pick up nails on the ground.



Why this roof is priced the way it is

The predominant pitch is 9/12 across nearly every facet. Steep roofs take longer, need more safety equipment, and carry more waste. That is measured here by an independent aerial survey rather than estimated by us.

It is also why the quantities on this proposal are what they are. Your roof measures 2,721 square feet across 19 separate facets, and every one of them was measured from the air rather than paced out on the ground.

EagleView pitch diagram, produced from aerial imagery of your roof. Pitch values are shown in inches per foot; arrows indicate slope direction.

The company **behind the price**

Any roofer in Calgary can print a number on a page. What decides whether you are glad you signed is who is standing behind it once the trucks have gone.

2012

FOUNDED, OWNER-RUN

Family-operated in Calgary since day one

15 years

WORKMANSHIP WARRANTY

Written into your contract, never spoken

\$5M

LIABILITY INSURANCE

Plus full WCB coverage on every job

232

VERIFIED REVIEWS

Google 4.9 and HomeStars, all checkable

The owners run your job

The people who priced this roof oversee the work and stay accountable through the final walkthrough. No handoff to a sales chain.

Measured, not guessed

Your roof was measured by independent aerial survey before we priced it. Every quantity on this proposal traces to that measurement.

The price is the job

Tear-off, disposal, materials, labour and clean-up, all in the figure. Anything that could change it is listed with the terms, priced in advance.

Nothing goes to waste

Everything we tear off is recycled, not landfilled.



HomeStars Best of Award

Six-time winner. Awarded on customer reviews.



BBB Accredited since 2013

Accredited by the Better Business Bureau.



Malarkey Emerald Pro Contractor

The top contractor tier. The manufacturer checks our installations, so the material warranty stands.



HAAG Certified Inspector

Hail and storm damage training that insurance adjusters recognize.



Alberta Allied Roofing Association

Alberta's roofing industry association.



COR Certificate of Recognition

A workplace safety program audited by an outside party.



Malarkey Certified Residential

Factory-trained on the shingle systems we install.

Every claim on this page is one you can check for yourself. Ask and we will send the certificates.

What we found **up there**

Inspected on 14 July 2026 by Dave Vallée. 106 labelled photographs were taken; the full report comes with this estimate, and this page is its short version.

CONDITION	WHAT WE FOUND	WHERE	WHAT WE WILL DO ABOUT IT
● Attention	Advanced granule loss and shingle deterioration	All slopes	Full replacement. It is what this estimate prices.
● Attention	Exposed fasteners with no sealant	Vents and flashings	High-quality caulking applied on every exposed fastener.
○ Risk	No sealant around the plumbing collar	Rear slope	Caulked all around the collar during the install.
○ Risk	Valley flashing aged, galvanized finish	Both valleys	New pre-finished valley flashing, colour matched to your shingle.
○ Risk	Granules and debris in the eavestroughs	All runs	Hand cleaned, then a blower pass after installation.
○ Risk	Downspout draining directly onto the roof	Upper rear	An extension to the lower eavestrough. Listed under Optional upgrades.
○ Noted	Exhaust vents near end of life	Ridge line	Replaced. Seven new vents are included in every option.

What this means for the roof

Granules are the shingle's protection from sunlight, and this roof is shedding them. Past that point new sealant buys time but does not put granules back, which is why the findings point to replacement rather than another round of patching. Everything in the left column is addressed by the work this proposal prices.

The photographs behind every line above are in the report, labelled by location.

Your shingle options

Four ways to build the same roof, listed lowest price first. The system underneath is identical on every one, so what you are choosing is the shingle. Mark one as you read; the last page is where you sign for it.

		OUR RECOMMENDATION	
☐ TICK TO CHOOSE	☐ TICK TO CHOOSE	☐ TICK TO CHOOSE	☐ TICK TO CHOOSE
IKO	OWENS CORNING	MALARKEY	MALARKEY
Cambridge® 30	TruDefinition® Duration®	Vista® AR	Legacy®
STANDARD ARCHITECTURAL	UPGRADED ARCHITECTURAL	CLASS 4 IMPACT	CLASS 4 · PREMIUM
\$16,480	\$17,140	\$18,690	\$20,410
COMPLETE JOB · EXCL GST	COMPLETE JOB · EXCL GST	COMPLETE JOB · EXCL GST	COMPLETE JOB · EXCL GST
• Dual-layer fibreglass laminate • 110 km/h wind rating • Our floor spec, never a 3-tab	• SureNail® reinforced nailing strip • 210 km/h wind rating • Deeper, more dimensional colour	• Class 4 impact rated for hail • NEX® polymer-modified asphalt • Scotchgard algae protection • Heavier 26-gauge valley flashing	• Class 4 impact rated for hail • Higher SBS polymer than Vista • Stays flexible in cold snaps • Heavier 26-gauge valley flashing

Every price above is the complete job: tear-off, disposal, materials, labour and clean-up. Prices exclude GST and are valid 15 days from 27 July 2026.

The same on every option

- Ice & Water Shield along all eaves and valleys
- Pre-finished open valley and drip edge flashing
- Six nails per shingle, enhanced wind warranty
- Meticulous clean-up and a magnetic nail sweep
- Synthetic underlay across the entire roof deck
- Seven exhaust vents, sized for the attic
- Free deck repair up to 48 SF if rot is found
- 15-year written workmanship warranty

Optional upgrades

Each of these is priced on its own, so you can take it or leave it. Tick anything you would like included.

PERFORMANCE AND APPEARANCE

- ☐ Premium synthetic underlayment **\$320.10**
Recommended with Vista & Legacy
 The layer between your deck and the shingles. Heavier, grips better on a steep roof, and holds up if weather gets in before the shingles are on.

- ☐ High-profile ridge capping **\$114.02**
Along the ridge line
 Noticeably thicker than standard cap, so the ridge reads as a defined edge from the street instead of disappearing.

VENTILATION

- ☐ Maximum ventilation system **\$450.00**
Two additional #303 vents
 Moves far more air than standard low-profile vents. Less heat build-up in summer, less frost and ice damming in winter.

- ☐ Additional bathroom exhaust vent **\$185.00**
Vented through the roof
 Venting a bathroom fan into the attic puts moist air where it causes frost and mould. This carries it out properly.

SOFT METALS

- ☐ Eavestrough, front elevation **\$1,240.00**
5-inch seamless aluminum
 Replaced in one seamless run, colour matched to the new roof.

- ☐ Downspout addition **\$310.00**
Two downspouts, extensions included
 Moves water further from the foundation. Worth doing while the ladders are already up.

SKYLIGHTS

- ☐ Skylight replacement, 2 ft by 4 ft **\$1,100.00**
Confirmed once the deck is open
 If the existing unit is failing we replace it and its flashing while the roof is open. Confirmed with you before it is charged.

Nothing here is charged unless you tick it, and we confirm every upgrade with you before we order material. Your running total, including GST, is on the last page, and the link we sent you does that arithmetic live as you tick.

You can change your mind

Your selection is not locked in. You can move to a different shingle any time before the work is scheduled, and add or remove upgrades after you sign. We put any change in writing, repriced, before anything is ordered.

Choosing your colour

Colour is settled after you accept and before anything is ordered, so there is nothing to decide today. The colour sheets that came with this estimate show the swatches; these are the colours we supply for each shingle quoted.

IKO	OWENS CORNING	MALARKEY
Cambridge	TruDefinition Duration	Vista AR and Legacy
Dual Black	Onyx Black	Midnight Black
Charcoal Grey	Estate Gray	Black Oak
Dual Grey	Slatestone Gray	Storm Grey
Harvard Slate	Sierra Gray	Silverwood
Weatherwood	Williamsburg Gray	Heather
Driftwood	Driftwood	Weathered Wood
Dual Brown	Brownwood	Natural Wood
Earthtone Cedar	Teak	Antique Brown
	Desert Rose	Sienna Blend

The metal follows the shingle

Flashing, drip edge, vents, gooseneck and plumbing stacks are colour matched to the shingle you choose. You are not picking them separately; we set them from your colour and confirm them with you before ordering.

IF YOU CHOOSE	FLASHING	WEATHERPRO 50	GOOSENECK	PLUMBING STACKS	MAXIMUM VENTS
Malarkey Weathered Wood	Charcoal	Weatherwood	Weatherwood	Weatherwood	Charcoal
IKO Dual Black	Black	Black	Black	Black	Black
Owens Corning Sierra Gray	Charcoal	Grey	Grey	Grey	Grey

On the colour sheets you will see the manufacturer's limited lifetime warranty. That covers the shingle as a material, and it is the manufacturer's promise. The 15-year written workmanship warranty in this proposal covers our installation, and it is ours. You hold both, separately.

A printed swatch is closer than a screen, and a real shingle in daylight is closer still, so ask if you would like us to bring samples. A manufacturer also prints their whole range, and our supplier stocks part of it; if you settle on a colour we would have to order in specially, we will tell you before you commit, not after.

Tell us your colour when you send the signed page back, or on the phone. Nothing is ordered until it is confirmed with you in writing.

The terms **you are agreeing to**

Payment is due upon completion of work. We accept Interac e-Transfer and cheque; Visa/Mastercard payments are subject to a 2.4% processing fee. Accounts unpaid 15 days after completion bear interest at 2% per month (26.82% per annum). Option and upgrade prices are shown excluding GST; the total on the next page includes it.

1. Description of Work

The work to be performed is described in the Project Proposal and Optional Upgrades pages that accompany this contract, which are incorporated into this contract by reference. Roof Right Solutions Inc. will supply all labour, materials and equipment required to complete the work as described.

2. Price and Payment

The all inclusive price is the accepted proposal option plus any ticked upgrades, plus GST. Payment is governed by the payment terms stated at the top of this page.

Breach of contract will be subject to a 20% restocking and/or administration fee due to Roof Right Solutions Inc.

3. Other Charges and Extras

The following work, if required, is charged in addition to the contract price:

Rotten deck replacement, beyond the free 48 SF	\$4.00 / sq ft
Skylight flashing (2 ft by 4 ft)	\$240.00 / item
Wall flashing	By discussion
Second layer tear-off	+\$30.00 / SQ shingle +\$90.00 / SQ shake
Dumpster contamination	Charged as incurred

4. Utilities and Storage

The customer will supply electricity for the duration of the work. Roof Right Solutions Inc. does not provide on-site storage and is not liable for materials stored on the property.

5. Standards of Work

All work will be performed in a good and workmanlike manner and will meet or exceed the requirements of the Alberta Building Code.

6. Insurance

Roof Right Solutions Inc. carries \$5 Million general liability insurance and full WCB (Workers' Compensation Board) coverage.

7. Warranty

Roof Right Solutions Inc. warrants its workmanship for 15 years on roofing and 5 years on eavestrough, siding, soffit and fascia.

This warranty excludes damage caused by hail, severe windstorm or ice damming, and any work or materials that do not conform to manufacturer specifications. Manufacturer and supplier warranties on materials are conveyed to the customer.

8. Work-Site Condition

Roofing work can disturb the property. Roof Right Solutions Inc. will take reasonable care but is not responsible for damage due to factors beyond our control, including nail pops, drywall settling or dust that can occur during normal roofing activity.

9. Ability to Perform

Roof Right Solutions Inc. warrants that it has the experience and ability to perform the work in a professional manner, and will complete the work in a timely fashion subject to weather and other factors beyond our control.

SITE ACCESS Two things we need before the crew comes

☐ A crane or dumpster may use the driveway if needed

Dumpster side ☐ Right ☐ Left when facing the house

STEP THREE

Choose, sign and send it back

ESTIMATE

#4088 · 27 July 2026

PREPARED FOR

Ellery & Dawn Kowalchuk

PROPERTY

64 Coopers Crossing SW, Airdrie

1 · YOUR ROOF Tick one

- | | | |
|--------------------------|--|-------------|
| ☐ | IKO Cambridge® 30
Standard architectural | \$16,480.00 |
| ☐ | Owens Corning TruDefinition® Duration®
Upgraded architectural | \$17,140.00 |
| ☐ | Malarkey Vista® AR OUR RECOMMENDATION
Class 4 impact | \$18,690.00 |
| ☐ | Malarkey Legacy®
Class 4 · premium | \$20,410.00 |

2 · YOUR UPGRADES Tick any you want. Descriptions are on the page before this one.

- | | | | | | |
|--------------------------|----------------------------------|----------|--------------------------|------------------------------------|------------|
| ☐ | Premium synthetic underlayment | \$320.10 | ☐ | Eavestrough, front elevation | \$1,240.00 |
| ☐ | High-profile ridge capping | \$114.02 | ☐ | Downspout addition | \$310.00 |
| ☐ | Maximum ventilation system | \$450.00 | ☐ | Skylight replacement, 2 ft by 4 ft | \$1,100.00 |
| ☐ | Additional bathroom exhaust vent | \$185.00 | | | |

3 · YOUR TOTAL Or leave it to us

Rather not do the arithmetic? Leave these blank. Tick, sign and send it back, and we'll confirm the total in writing before anything is ordered.

Roof option chosen	\$	
Upgrades ticked	\$	
Subtotal	\$	
GST 5% of the subtotal	\$	

TOTAL INCLUDING GST \$

4 · YOUR SIGNATURE

SIGNATURE

PRINTED NAME

DATE

Signing accepts the option and the upgrades ticked on this page, at the prices shown, and the terms on the page before it. Those prices hold for 15 days from 27 July 2026.

Sending it back

Text a photo of this page to (403) 460-9394. A phone photo is fine, it doesn't need to be a scan. You can also email it to info@roofrightsolutions.ca, or tick everything on the link we sent you and skip the printing altogether.