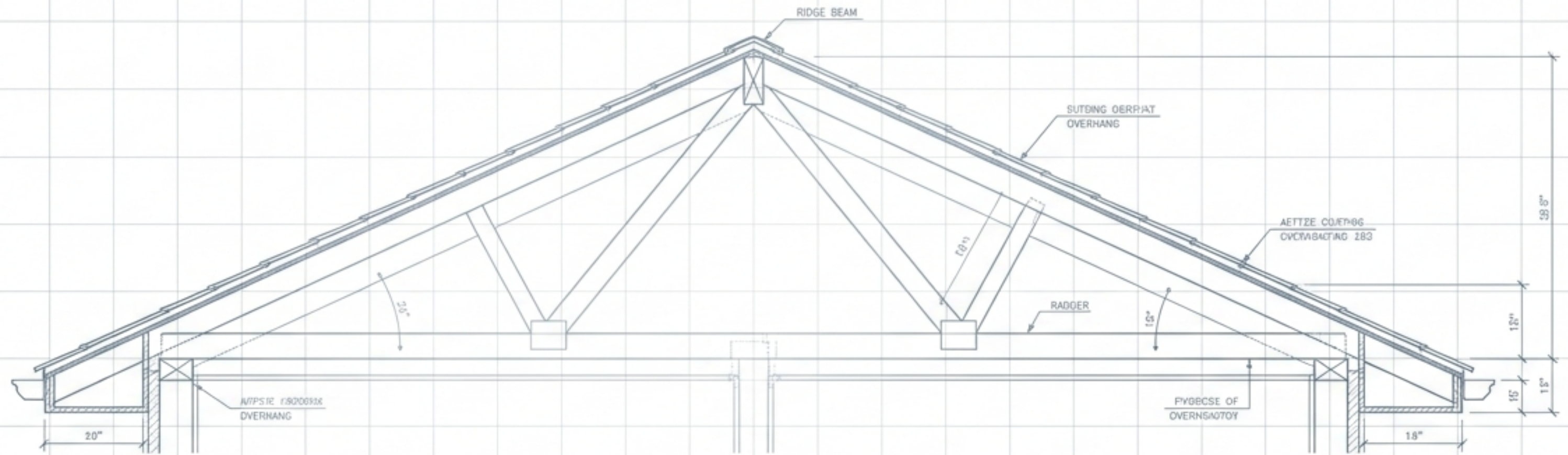




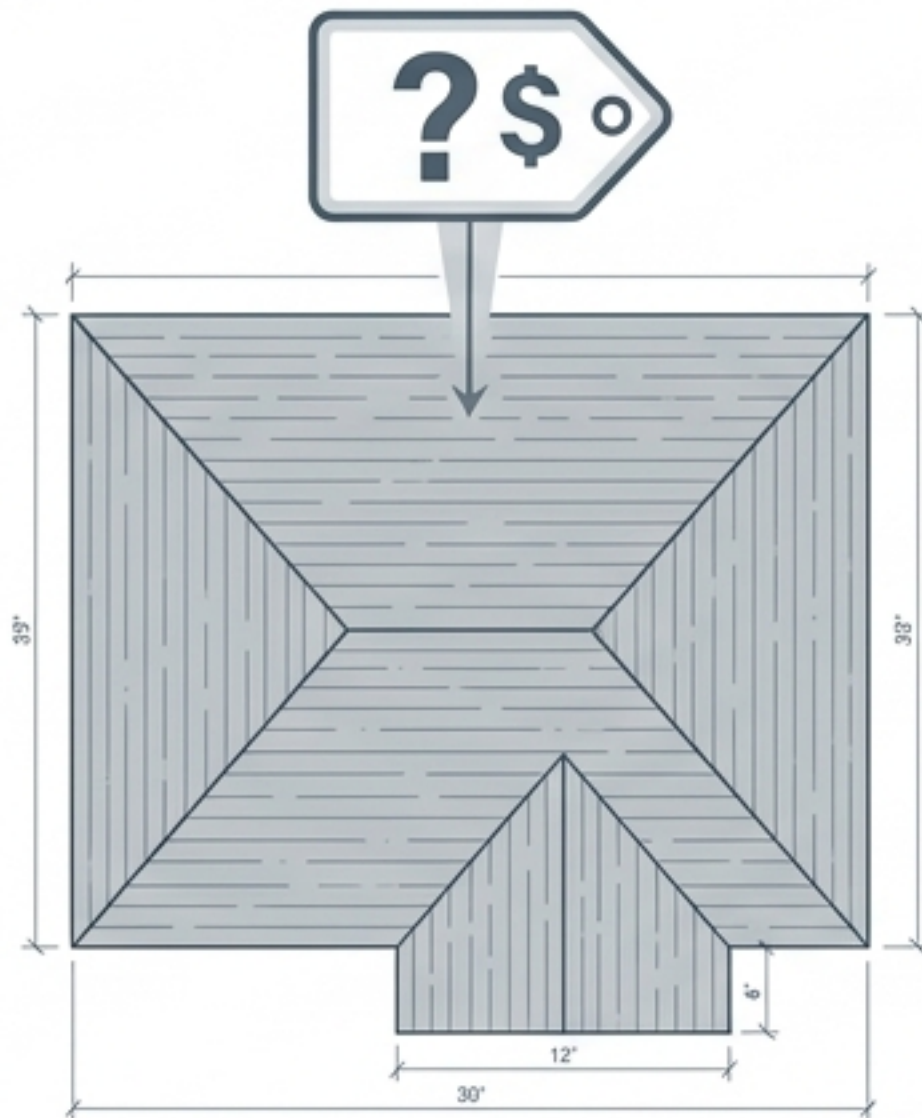
What Does a New Roof Actually Cost in South Jersey in 2026?

- A Transparent Pricing Guide for Burlington, Camden & Gloucester Counties
- Based on 2026 Regional Contractor Data
- Presented by T.A. Hughes III Roofing

Why Satellite Calculators Get Your Price Wrong

DIAGNOSTIC MATRIX: SURFACE DATA

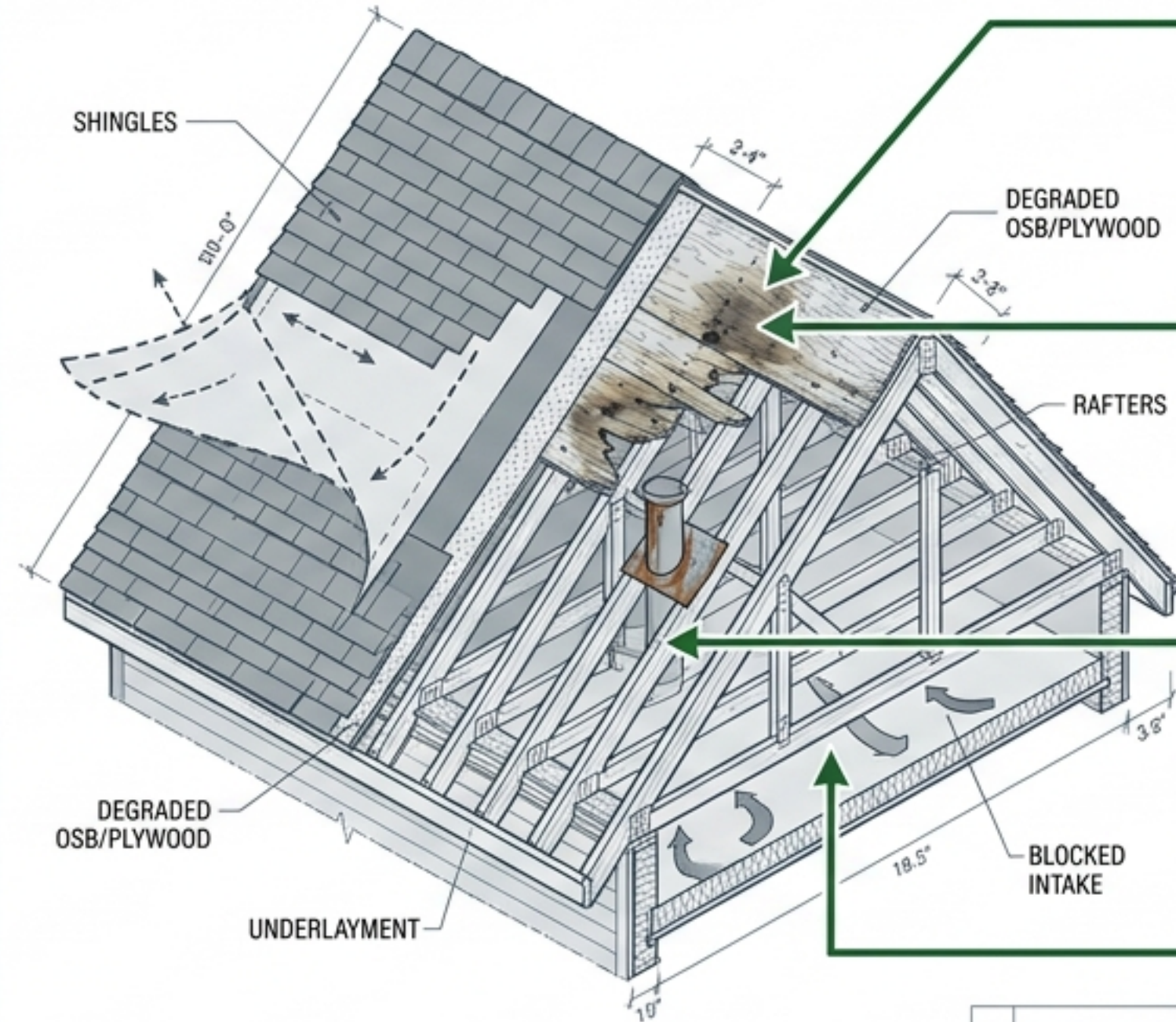
EXPECTATION



The Satellite View

X-ray

REALITY



Hidden Decking Rot: Satellites cannot see the degraded OSB or plywood beneath your shingles.

Multiple Layers: New Jersey code allows two layers; satellites cannot measure what is buried underneath.

Flashing & Penetrations: Remote tools cannot assess rusted chimney flashing or failing pipe boots.

Ventilation Needs: An online tool cannot evaluate your attic's internal intake-to-exhaust balance.

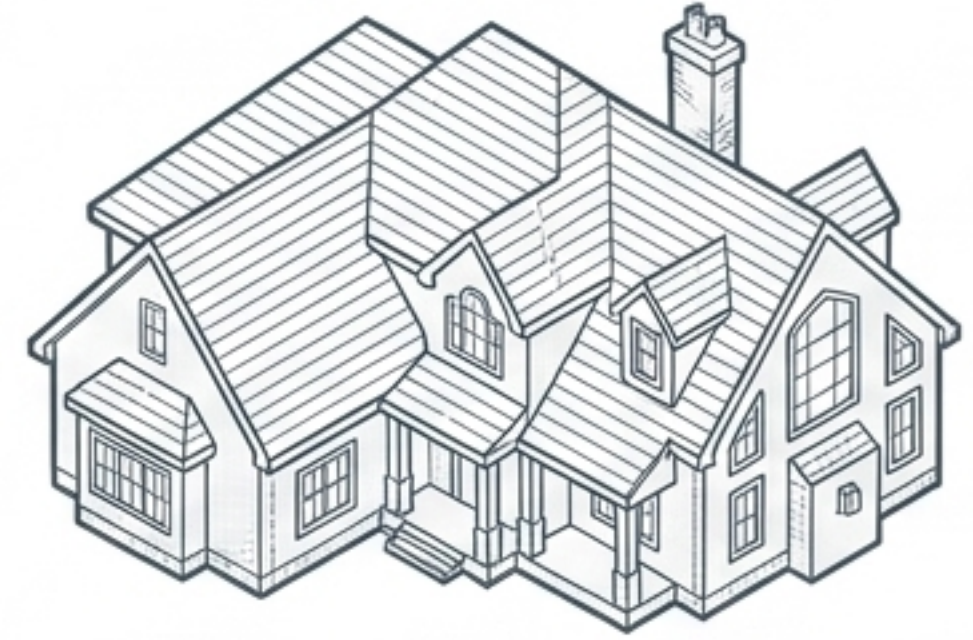
2026 South Jersey Roof Replacement Ranges



Townhome / Starter
(1,200–1,600 sq ft):
\$8,500 – \$12,500



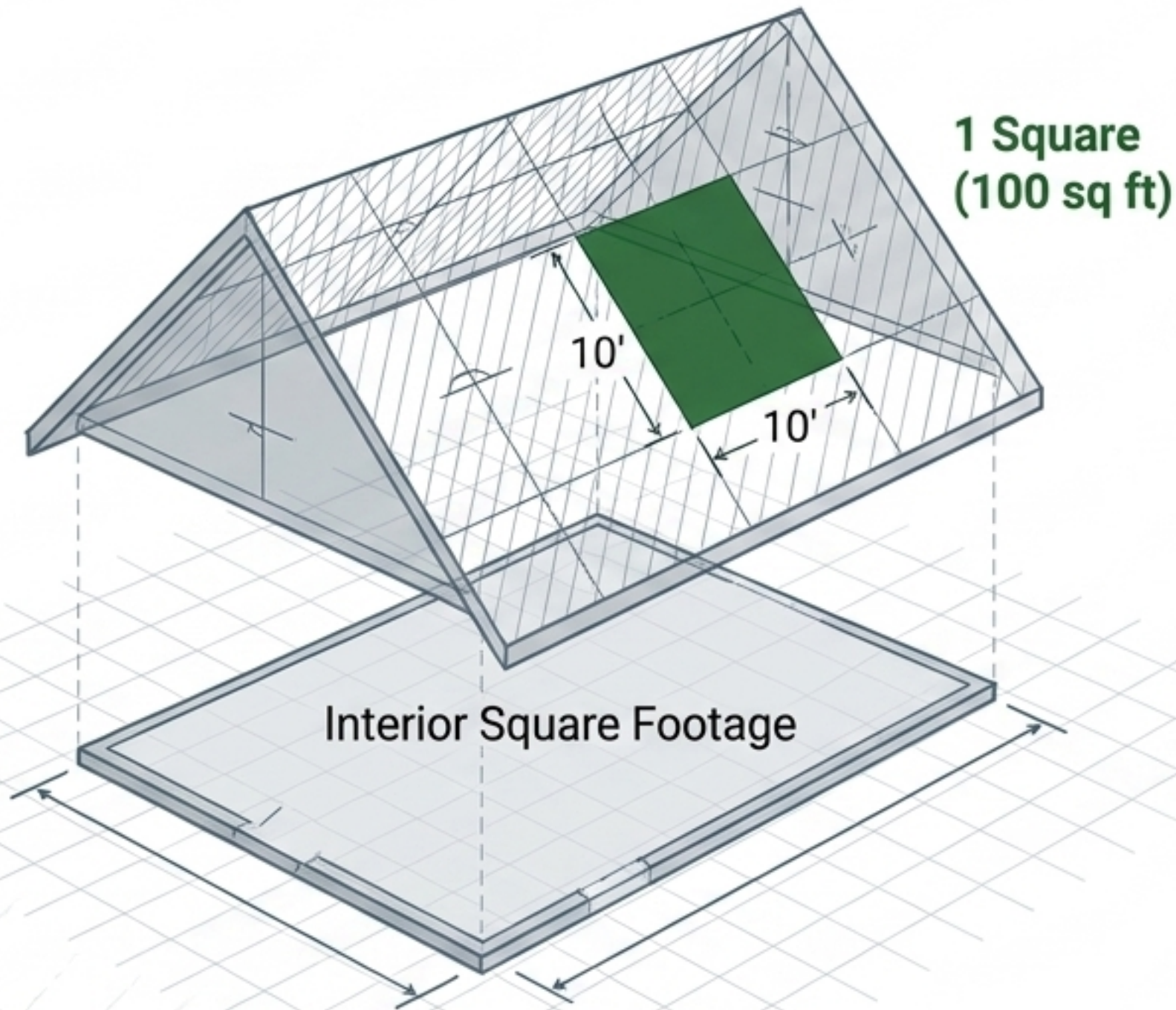
Standard Colonial
(2,000–2,800 sq ft):
\$13,500 – \$21,500



Custom / Complex
(3,000+ sq ft):
\$22,000 – \$35,000+

*Disclaimer: These are regional 2026 baseline estimates assuming a single-layer tear-off.
Your exact T.A. Hughes price requires a physical inspection.*

Roofing Math: Floor Plan vs. Roof Surface



The Square Metric: Roofers price materials by the square (100 square feet of actual roof surface).



Pitch Adds Area: A steep slope requires significantly more surface material than a flat roof covering the same floor plan.

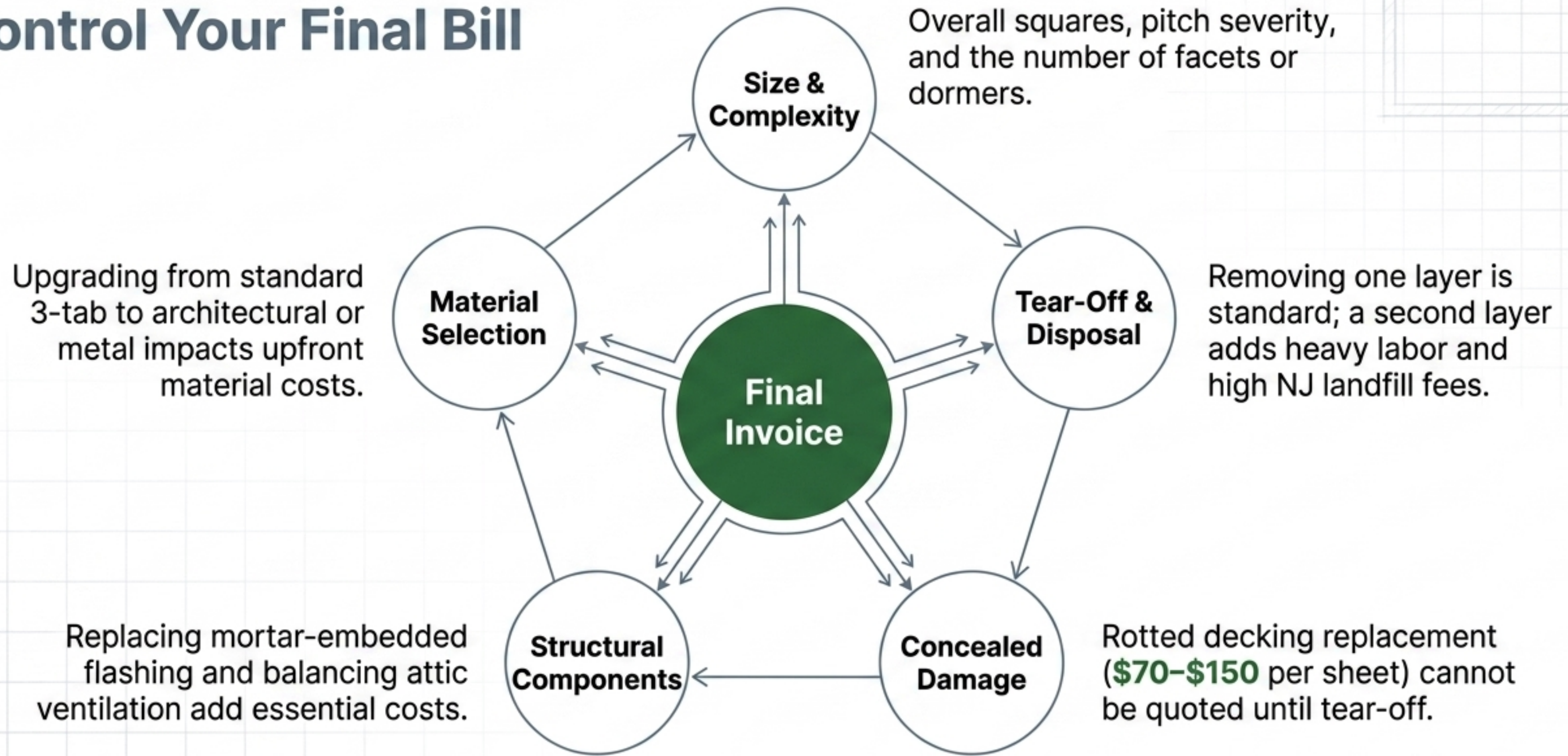


Overhangs & Dormers: Exterior dimensions, valleys, and architectural features multiply the total square footage.



Waste Factor: Complex roofs require extra shingles to account for precise cuts, overlaps, and waste.

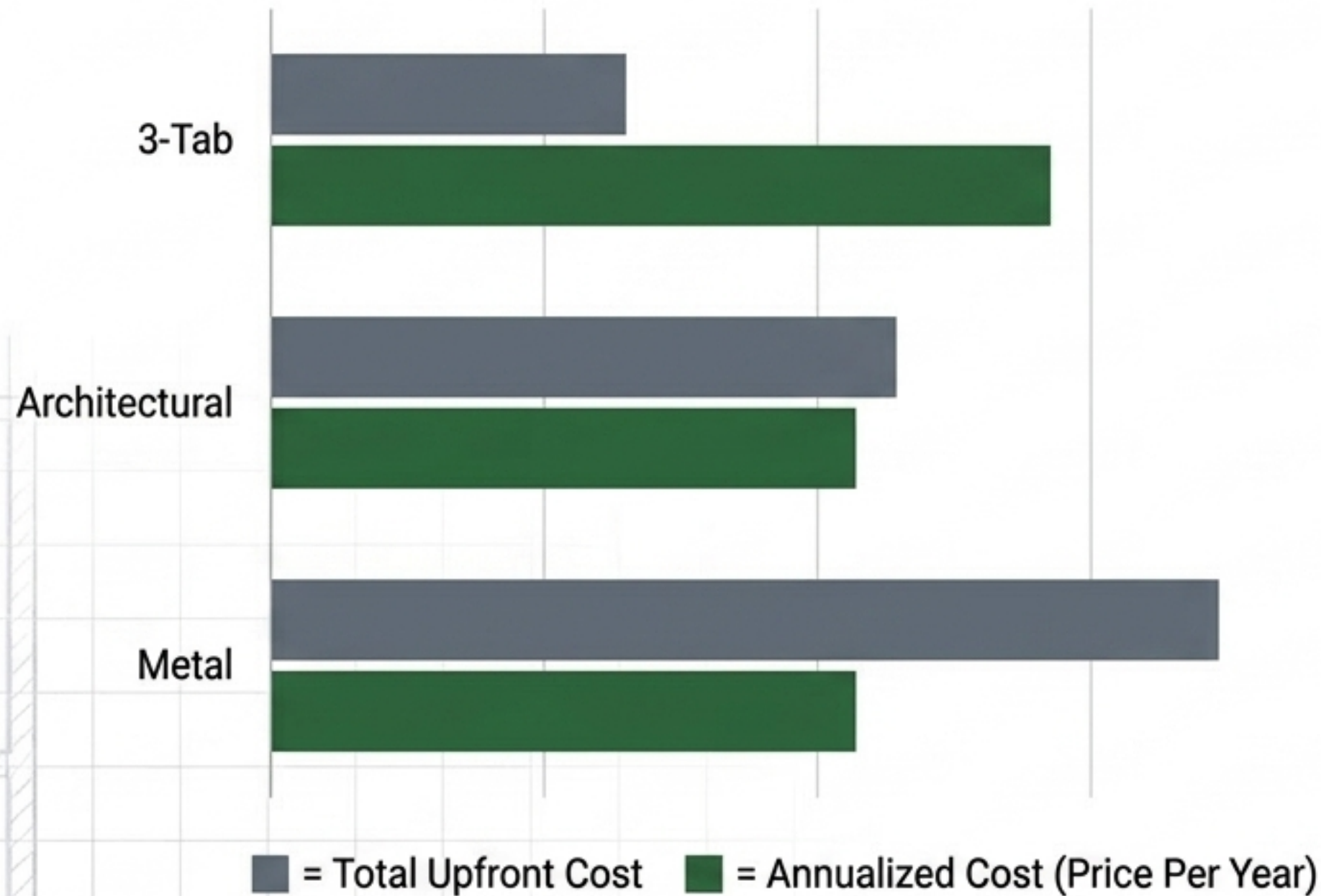
The 5 Variables That Control Your Final Bill



South Jersey Material Cost Comparison

Material	Estimated Cost (2,000 sq ft)	Lifespan	Best Use
3-Tab Asphalt	\$8k–\$12k	15–20 years	Low 60-mph wind rating; not recommended for storm-exposed NJ locations.
✓ Architectural Asphalt	\$13.5k–\$21.5k	25–30 years	130-mph wind rating; the durable South Jersey standard.
Standing Seam Metal	\$24k–\$40k	40–70 years	Premium protection; ideal for coastal properties.

The True Cost: Price Per Year of Protection



3-Tab Asphalt: \$400 to \$800 per year of expected life.



Architectural Asphalt: \$450 to \$860 per year of expected life.



Standing Seam Metal: \$343 to \$1,000 per year of expected life.

The Insight:

A mid-grade architectural roof and a premium metal roof cost roughly the same per year; cheap 3-tab roofs often cost the most over time.

The Danger of the Lowest Bid

The Overlay Shortcut



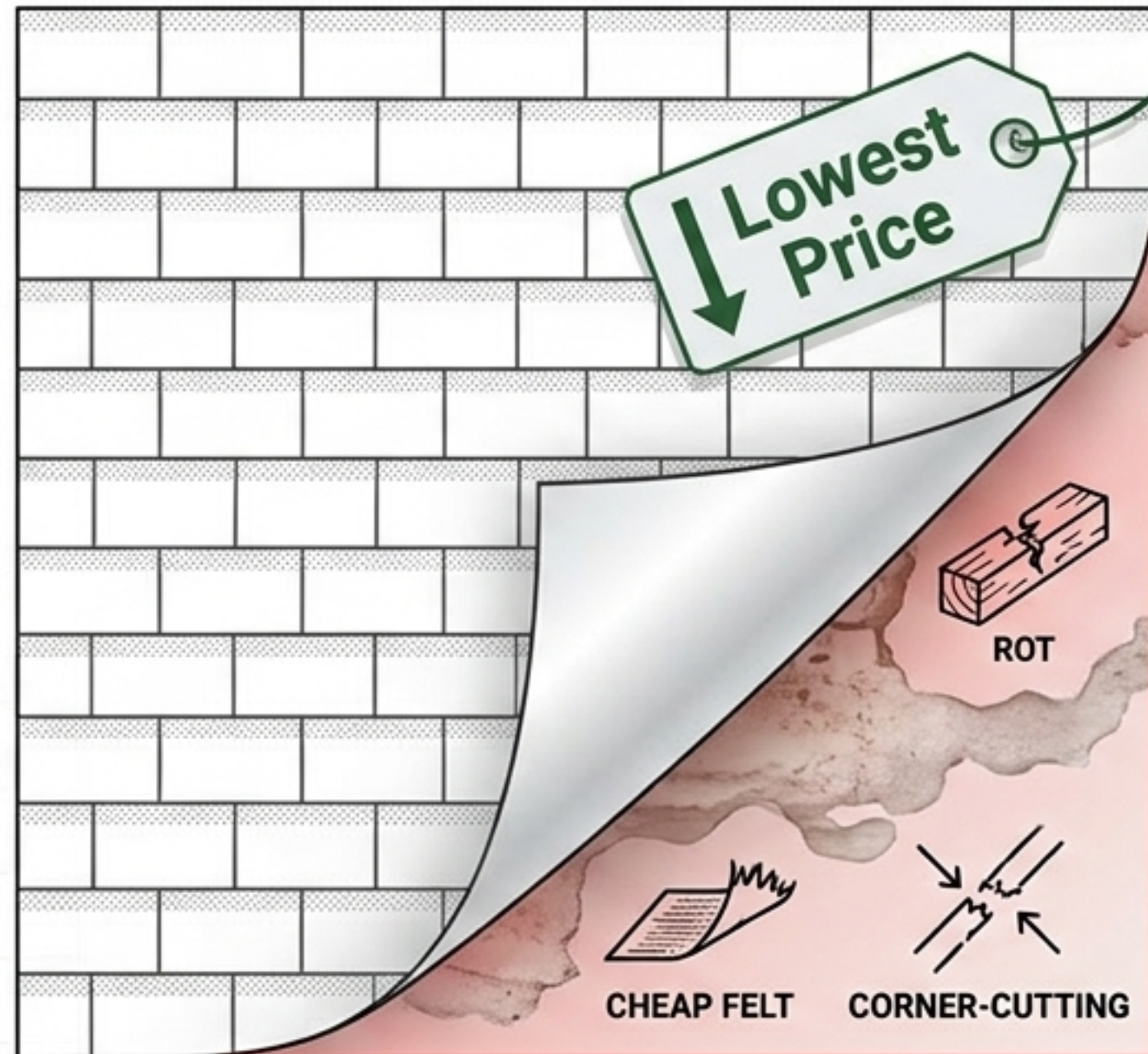
Shingling over old materials violates warranties, hides rot, and breaks NJ code if two layers already exist.

No Decking Allowance



Low bids omit decking costs upfront, resulting in massive surprise invoices mid-project.

Peeling Back the Shingle



Subpar Underlayment



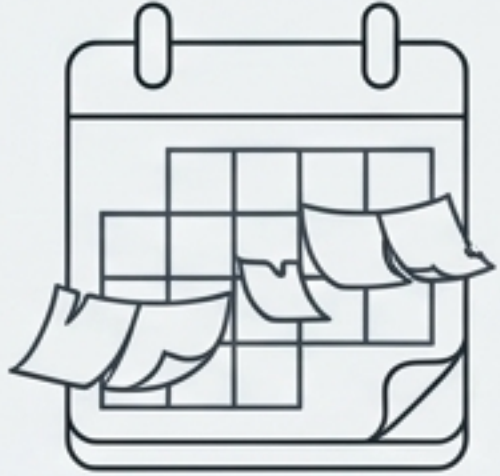
Substituting cheap felt instead of high-grade synthetic underlayment to cut corners.

Subcontracted Labor

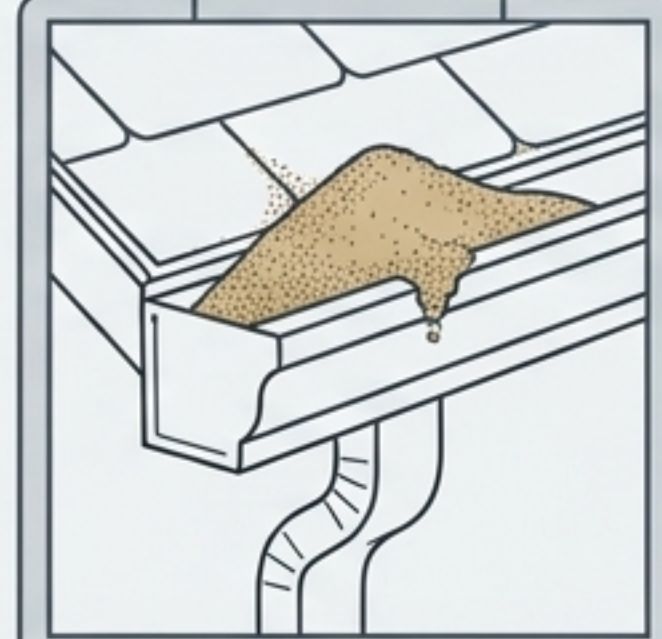


Using anonymous, bottom-dollar crews with no accountability or workmanship coverage.

Do You Need a New Roof? A Quick Self-Check



- ✓ **Age & Appearance:** Roof is 15–20+ years old; shingles are curling, cupping, or missing entirely.



- ✓ **Debris:** Heavy shingle granule loss (looks like coarse sand) pooling in your gutters.

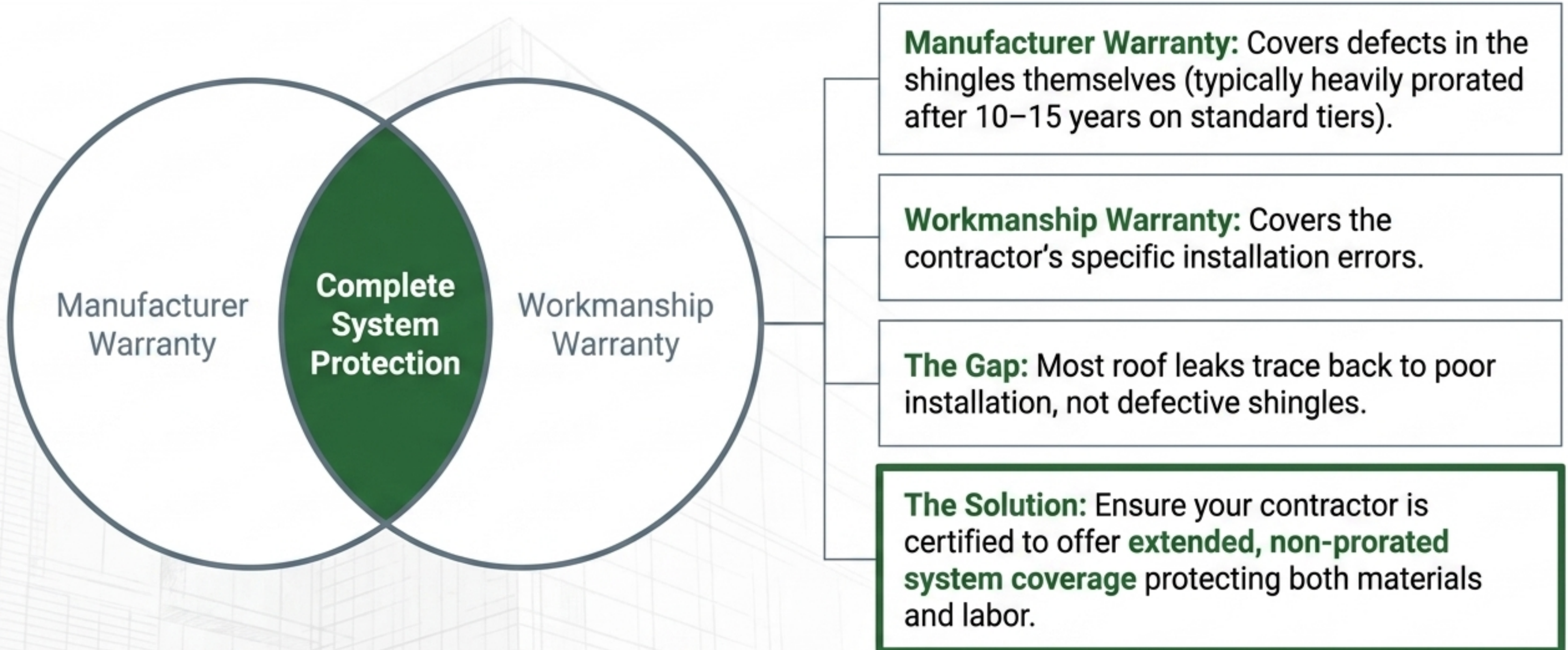


- ✓ **Interior Moisture:** Active leaks, brown ceiling stains, or peeling exterior paint.



- ✓ **Attic Warning Signs:** Dark staining, soft spots, mold, or visible daylight through the roof boards.

The Two Warranties Every Roof Needs



Why Your Real Price Requires a Physical Inspection



Attic Walkthrough:

We check for hidden moisture and assess the structural integrity of your decking.

Ventilation Check:

We calculate the exact balance of intake and exhaust needed for your home.

Flashing Documentation:

We identify rusted or separated transition points.

Fixed-Price Proposal:

We write a customized, line-item scope naming specific products—no guesses, no mid-job surprises.

Confidential Report

Get Your Honest, Penny-Accurate Number



No pressure, no scare tactics, no guesswork.

Serving Burlington, Camden, and Gloucester Counties for over 35 years.

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Confidential Report