

2026 Lansing Roof Replacement Tiers

Comparing durability, cost, and weather resilience for the average 1,700 sq. ft. Lansing home.

Material System	Lansing Cost	Lifespan	Michigan Weather Performance
Standard Architectural (e.g., GAF Timberline)	\$7,500 – \$13,000	20–25 Years	Good. Standard wind rating (110mph). Can become brittle in extreme cold over time. Granules may fade after 12-15 years.
Most Popular Premium Impact (SBS) (e.g., Malarkey Vista)	\$10,500 – \$16,000	30–40 Years	Excellent. "Rubberized" asphalt stays flexible in sub-zero temps. Class 3/4 Impact Rating resists hail damage. Superior granule retention.
Lifetime Metal (Standing Seam)	\$22,000 – \$38,000+	50–70+ Years	Superior. Sheds snow easily (preventing ice dams). Fireproof and rot-proof. The "One and Done" investment for forever homes.