

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