

Garden City Roofer — roof repair Detroit

Garden City Roofer

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31702 Conway Drive, Westland, MI 48185

<https://www.roofingandsidingdetroit.com/westland.html>

[Roof Repair Detroit](#) in Westland, MI

After 20 years serving Westland, we've learned that most homeowners underestimate the tiny signs that lead to major roof damage. A small leak today can turn into a \$3,000–\$8,000 ordeal in under six months if it's left alone. Here at [Garden City Roofer](#), we specialize in catching these issues early — before they gut your wallet.

You'd be surprised how many folks think a new roof is needed at the first sign of trouble — not true. We prefer to fix what's broken rather than replace everything. Our team at Garden City Roofer has completed over 1,000 successful projects in the area and we're known for our hands-on approach. Based right here at 31702 Conway Drive, we understand Westland's specific roofing challenges better than any crew driving in from outside Wayne County.

For instance — did you know asphalt shingles lose granules faster in neighborhoods near Ford Road due to wind-driven rain off the open corridor? We see it on almost every inspection in that stretch. Homeowners can save \$400–\$900 by addressing granule loss in the first season rather than waiting for the underlayment to take damage. Every inspection we run is about finding solutions that hold up — not about selling you a replacement you don't need.

Have questions about your roof's condition or need advice on materials? Reach out and we'll talk specifics to your exact situation. At Garden City Roofer, we've consistently told our customers the same thing for two decades: a \$300 repair handled in October beats a \$7,000 replacement in March after a hard freeze opens up the damage. Give us a call or find us on Google Maps — we're right here in Westland year-round.

What Most People Get Wrong About Roof Repair in Detroit

Here's what surprises most homeowners: the cheapest repair quote almost always ends up being the most expensive decision. In our 20 years fixing roofs across Westland, we've watched what gets sold as a "patch job" unravel into a full replacement inside 18 months. One job on Norwayne's post-war bungalow block sticks with me — a homeowner had a previous contractor

install off-brand synthetic underlayment at \$0.18/sq ft instead of GAF Deck Armor at \$0.30/sq ft. Two winters later, we pulled back the shingles and found rot across 400 square feet of decking. What started as a \$600 repair turned into a \$6,200 replacement.

Most people also assume all shingles are basically the same. They're not. We've ripped out standard 3-tab shingles on Westland homes that were curling and cracking after just 9 years — well short of their rated 20-year lifespan — because they weren't rated for Michigan's freeze-thaw cycles. Here's how the main materials stack up:

Material Type Lifespan Common Issues Our Recommendation
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Standard 3-Tab Asphalt 15–20 yrs Curling, granule loss in high-wind corridors Avoid on Ford Road-area homes
Architectural Asphalt 25–30 yrs Minimal if installed correctly Owens Corning Duration Series
Synthetic Underlayment 25–40 yrs Leaks at seams if improperly lapped GAF Deck Armor
CertainTeed Landmark 30 yrs Algae in shaded lots Best for Norwayne older homes
Metal Roofing 40–70 yrs Surface rust without Kynar coating Classic Metal Roofing Systems

In our experience, specifying Owens Corning Duration Series shingles paired with GAF Deck Armor underlayment adds about \$400–\$700 to a mid-size job — and eliminates most of the callbacks we'd otherwise see after a hard Michigan winter.

How Much Does Roof Repair Cost in Westland?

Most of our calls start with this question — "how much?" And it's the right question to ask first. Based on the jobs we've handled right here in Westland over the past 20 years, here's what you're realistically looking at:

Service Cost Range Timeline Notes
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Shingle Repair (up to 10 sq ft) \$150–\$400 2–4 hours Spot replacement, no tear-off
Basic Repair (shingle section replacement) \$3,200–\$5,000 1–2 days Includes 20-year workmanship warranty
Chimney Flashing Repair \$750–\$2,500 1 day Ice-and-water shield required at chimney base per Wayne County code
Full Roof Replacement (1,500–2,000 sq ft) \$8,000–\$10,000+ 2–5 days Standard Owens Corning Duration on 6/12 pitch

One thing we tell every homeowner around Conway Drive and Cherry Hill Court: always ask for warranty specifics in writing. A contractor offering a 5-year labor warranty on shingle work is

telling you something different than one offering 20 years — and that gap matters when you're 7 years in and a seam starts lifting.

We've seen mismatched shingles on homes in Livonia where the previous crew tried to cut costs by mixing dye lots. Six months of UV exposure and those patches stick out like a sore thumb. At [Garden City Roofer](#), we pull from a single production run on every job to keep color consistency across the full slope.

How Do You Choose a Roof Repair Service?

Choosing the right roofing contractor isn't as simple as picking the first name that shows up online. The biggest mistake homeowners in Cherry Hill Village make? Not checking licensing or asking about material specs before signing anything.

First, confirm your contractor is pulling the required permits. In Westland and across Wayne County, permits for re-roofing over 100 square feet are mandatory — they exist because Michigan's snow loads and freeze-thaw cycles create structural stress that inspectors are specifically trained to catch. A contractor who skips permits is saving themselves paperwork at your risk.

Second, press them on materials. We use CertainTeed Landmark Shingles on older Norwayne-area homes with steeper pitches because the nail hem on that product handles Michigan snow loads better than most standard options. For flatter profiles near the western Westland subdivisions, we switch to modified bitumen membrane at low-slope sections rather than stretching shingles past their design limits.

Your checklist before signing:

1. Material specifics: Ask exactly which shingle line they're installing — "architectural shingles" is too vague. Owens Corning Duration, CertainTeed Landmark, and GAF Timberline HDZ are three lines worth accepting. Generic big-box alternatives are not.
2. Certification and warranty: GAF Master Elite certification and Owens Corning Preferred Contractor status require annual re-qualification — they're not just stickers.
3. Local references: Ask for three jobs completed in Westland within the past two years. Drive by and look at the ridge lines and flashing details.

We've had homeowners call us after their neighbor pointed at our work on their street and said "that crew did mine three years ago — still looks tight." That's the kind of reference that actually means something.

For advice tailored to your specific home, visit our website or find us on Google Maps.

Where to Find Roof Repair Near Me in Detroit

When you're searching for roof repair in the Detroit area, response time matters — especially after a storm. Our shop at 31702 Conway Drive puts us inside Westland's core, roughly 12 minutes from the Newburgh Road corridor and 15 minutes from the Garden City border on Marquette Street. We're not driving in from Oakland County or pulling off a highway two exits away.

That proximity matters more than people realize. After the ice storm that hit Wayne County in February 2023, we had six emergency calls in a 48-hour window. Because we were already local, we tarped three roofs within 90 minutes of the call — preventing water intrusion while permanent repairs were scheduled. A crew based 40 miles out simply can't do that.

Michigan weather doesn't give much warning. Temperatures in Westland can swing 35°F in a single day during March and October — exactly the conditions that pop flashing seams and crack aged shingles along their weakest tabs. Knowing the local forecast patterns, the way storms track up from the Ohio border and hit Wayne County hardest on the western edge near Haggerty Road — that's knowledge that only comes from working here every season for two decades.

According to Garden City Roofer, the average response window for our Westland customers is under 4 hours for emergency tarp calls and 24–48 hours for standard inspection bookings. People find us on Google Maps because they've seen our trucks in their neighborhoods, not just in search results.

What Makes Westland's Roofing Needs Unique?

After 20 years working specifically in this city, here's what we know: Westland's roofing demands are shaped by three things — its housing stock, its climate exposure, and Wayne County's building code requirements. None of those factors apply the same way in Dearborn or Canton.

The Norwayne neighborhood is a good example. Those post-war bungalows, built between 1948 and 1955, have 5/12 to 7/12 pitch roofs with narrow overhangs that were never designed for modern ice dam conditions. We've installed ice-and-water shield 6 feet up from the eave on over 60 of those homes in the past five years alone — it's practically standard practice for that neighborhood now. Without it, the freeze-thaw cycle between December and March forces meltwater back under the shingle tab and straight into the decking.

The climate here is legitimately punishing. Westland averages 33 inches of snow annually, and the temperature swings between November and April regularly exceed 40°F within a single

week. That thermal movement works fasteners loose, cracks aged sealant around pipe boots, and stresses the granule bond on any shingle past its 15-year mark. We check pipe boot sealant on every inspection because it's one of the first things to fail in this climate — a \$95 fix that prevents a \$1,400 interior ceiling repair.

Wayne County also requires permits for any re-roofing job over 100 square feet, and Westland's homeowner associations — particularly in the Wildwood and Central City Park areas — have specific approval requirements for shingle color and profile changes. We've navigated those processes on dozens of jobs. An out-of-area contractor who doesn't know those requirements can delay your project by 3–4 weeks waiting for variance approvals that a local crew handles in a single phone call.

FAQ

What services does Garden City Roofer offer?

At Garden City Roofer, we handle [roof repair](#), full roof replacement, chimney flashing, gutter installation, and emergency tarping across Westland and surrounding communities. Our projects range from single-square shingle repairs starting at \$150 to full replacements on 2,000 sq ft homes running \$8,000–\$10,000. Everything is scoped before we quote — no surprises on the final invoice.

How do I know if my roof needs repair?

We recommend a visual check after every significant storm in Wayne County — look for missing shingles, granule buildup in your gutters, or daylight visible in your attic. The detail most homeowners miss: dark streaking on shingles near the eave isn't just algae — it's often a sign that ice damming has damaged the underlayment underneath. A leak that shows up on your ceiling in January typically started at the roofline in November. Call us when you notice anything off — our inspections are free and we'll tell you straight whether you need a repair or can wait a season.

Do you provide free estimates?

Yes — every estimate at Garden City Roofer is free, documented in writing, and broken down by labor and materials so you know exactly what you're paying for. Call us at (734) 224-5646 to schedule. Most estimates for Westland homes are completed within 24–48 hours of your call.

Call Now to Protect Your Home

Schedule a walkthrough this week — October and November book fast before the first hard freeze locks schedules solid. Don't let a small issue sit through a Michigan winter. Request a free quote at [roofingandsidingdetroit.com/westland.html](https://www.roofingandsidingdetroit.com/westland.html) or call us directly at (734) 224-5646.

At Garden City Roofer, we've been licensed in Wayne County for over 20 years, completed more than 1,000 jobs across Westland and neighboring Garden City, Livonia, Dearborn, Canton, and Detroit — and every one of those jobs has our name attached to it long after the crew packs up. We treat your roof the way we'd treat our own.

Check our full service page for details, or find us on Google Maps.

Author: Garden City Roofer | <https://www.roofingandsidingdetroit.com/westland.html>

Resources

[Roofing Trends for 2024](#)

[The Process of Roof Repair Explained](#)

[Roof Repair in Detroit, MI: What You Need to Know | \(734\) 224-5646 | Garden City Roofer Business Resources](#)