



Repair, Replace, or Go Solar?

Castro Valley & East Bay · Based on your roof age, damage level & plans

2026 SOLAR INCENTIVE UPDATE: The 30% federal tax credit (Section 25D) for homeowner-purchased solar systems expired December 31, 2025 following passage of the One Big Beautiful Bill. Solar leases and PPAs may still access the federal 48E credit through 2027. California state incentives — SGIP battery storage, property tax exclusion, net metering (NEM 3.0) — remain active. Consult a tax advisor for your situation.

OPTION A

Repair

\$450 – \$1,200 avg.

- Best for roofs under 10 yrs
- Spot-fixes: flashing, shingles
- Low cost, preserves remaining life
- Extends life 3–5 years per repair

Roof still has life left

OPTION B

Replace

\$10,000 – \$18,000 avg.

- Best for roofs 15–25+ yrs
- Multiple leaks, sagging, mold
- Warranty reset: 25–50 years
- Adds 4–6% to home resale value

Time for a fresh start

OPTION C

Replace + Solar

\$28,000 – \$40,000 avg.

- Best for roofs 12–20 yrs, high PG&E
- One permit, saves ~15% vs. separate
- CA incentives: SGIP, tax exclusion
- ROI in 8–10 yrs; ~\$200/mo savings

Max long-term value

Roof profile	Repair	Replace	Replace + Solar
Under 10 yrs · Minor	Best choice	Overkill	Too early
12–18 yrs · Moderate	Short-term fix	Best choice	Consider
15+ yrs · Significant	Wasted spend	Good option	Best choice
Any age · Stay 10+ yrs	Depends	Consider	Best ROI

\$1,000

Typical repair
Extends life 3–5 yrs

\$15,000

Full replacement
Adds 20–30 yrs + resale bump

\$30,000

Roof + solar bundle
ROI in 8–10 yrs · ~\$200/mo savings

● Choose repair if...

- Roof is under 10 years old
- Damage is isolated — one area only
- No leaks spreading to ceilings/walls
- Roof still under manufacturer warranty
- Planning to sell within 1–3 years
- Storm damage to specific shingles

● Choose replacement if...

- Roof is 15–25+ years old
- Multiple leaks in different areas
- Sagging decking or structural damage
- Mold, rot, or widespread granule loss
- Repair costs > 30% of replacement
- Planning to sell — want top resale value

● Choose replace + solar if...

- Roof is 12–20 years old and needs replacement soon
- High monthly PG&E bills (over \$150/mo)
- Planning to stay in home 10+ years
- Interested in CA state solar incentives (SGIP)
- Want energy independence from the grid
- Want one contractor, one permit, one project

2026 California solar incentives: SGIP battery storage rebate · Property tax exclusion for solar · Net metering (NEM 3.0) · PACE & energy loan financing · Bundle savings roof + solar together. Federal status: 30% purchase credit (Section 25D) expired Dec 31, 2025. Solar leases/PPAs may still access 48E credit through 2027 — consult your solar contractor and tax advisor. Local insight: East Bay homes with solar-ready roofs still attract higher offers and sell faster.