



9 Questions to Ask When Hiring a Roofing Contractor



Your roof is the most important component of your home. The cost of roofing services can be surprisingly high for some homeowners. With that being said, when your roof needs to be repaired or replaced, it's important to choose a roofing contractor who will get the job done right the first time to ensure that you get the most out of your investment. Hiring a roofing contractor doesn't have to be a stressful process. This list of questions to ask your prospective contractor should help you narrow down your options.



#1 Are you licensed in my state?

Any reputable contractor should carry all the necessary licensing as required by the state(s) they provide services in. It's important to note that not all states require roofing contractors to carry licensing (including New Hampshire and Maine). This makes it even more important to properly research prospective contractors to make sure they are qualified to provide the roofing services you need.

#2 Are you insured?

The answer to this question should *always* be yes! Roofing can be a dangerous job. Contractors should carry both liability insurance and workman's compensation insurance. This will protect you from having to cover the costs of any accidents or injuries that occur on your property.



#3 How many years of experience do you have?

Hiring an experienced contractor is vital to making sure your roofing project is completed as it should be. While it's important to ask how many years the contractor has been in business for, you should also be asking if they have experience with the specific service your home needs. For

example, most roofing contractors are experienced with asphalt shingle roofing, but other roofing materials like standing seam metal require very different tools and techniques.



#4 Are you authorized with the manufacturer?

If a contractor is not authorized to install materials by a specific manufacturer, the manufacturer may not honor their warranties for your roof. It's important to ask your contractor about this to make sure your roof is protected to the full extent. Asking this question will also help you gauge the contractor's reputation as many manufacturers have strict criteria for their contractors. Take Owens Corning for example. Their requirements for their Platinum Preferred contractors are as follows:

- Carry at least \$1,000,000 in general liability insurance
- Have passed an installation workmanship inspection
- Have been screened for financial stability and customer service
- Have operated under the same business name for a minimum of three years

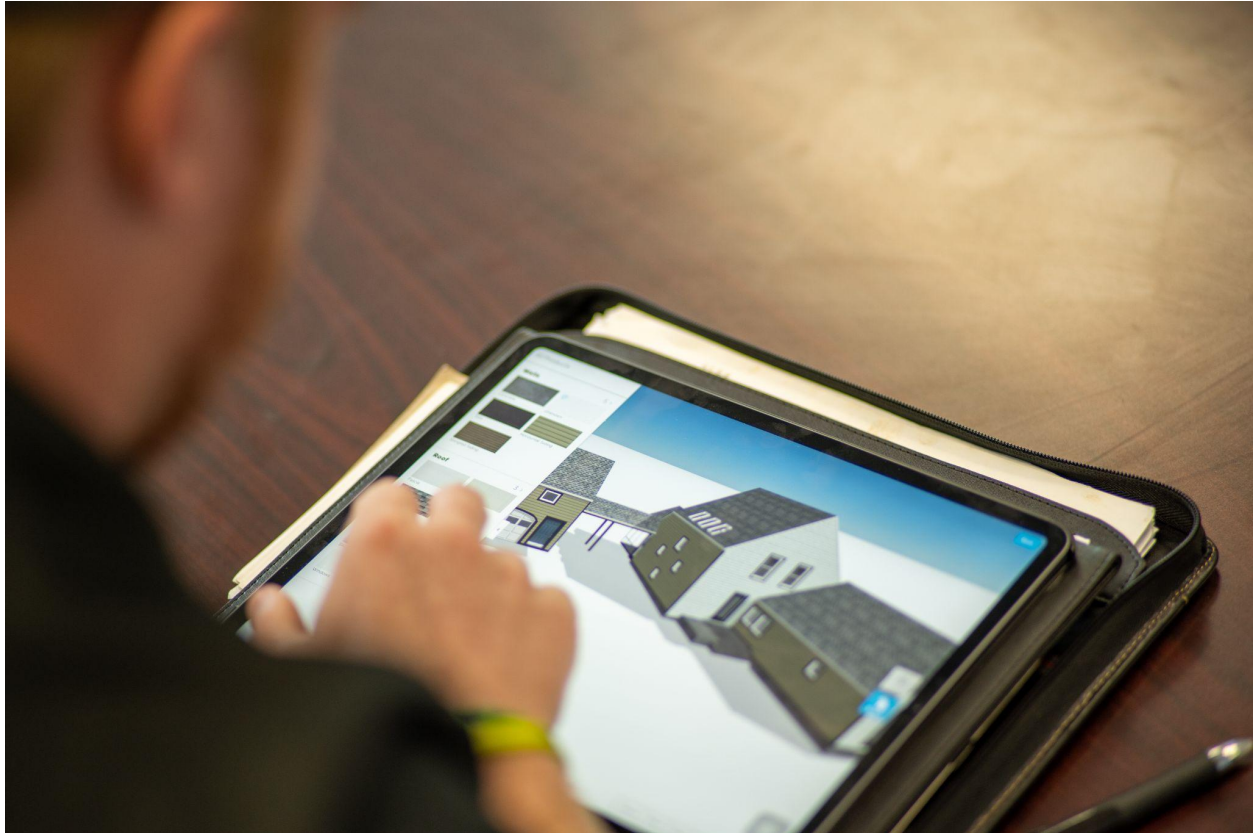


#5 Do you offer a workmanship warranty?

The only thing more expensive than a new roof is one that you need to pay for twice! The manufacturers warranty is NOT the same as a workmanship warranty. While the manufacturer warranty will cover product defects, most roof failures come from the actual workmanship and not the product itself. If there is no warranty, it might be difficult to get the contractor back to cover the work, and it may end up being far more expensive.

A roofing contractor should stand by their work by offering some sort of workmanship warranty. This warranty should cover any repairs needed or damages your home sustains as a result of the contractor's installation. For example, Southers Construction offers a Lifetime Workmanship

Warranty that covers any damages or repairs resulting from a faulty installation for the life of the project.



#6 Will you provide an estimate, contract, and financing details in writing?

When finding a reputable contractor, be sure to choose someone who will provide you with documentation on your project. Having written documentation of every material and price associated with your roofing project is very important. Not only does this hold the contractor accountable for their services, it also protects you from being overcharged or receiving the wrong materials, whether intentionally or by accident.



#7 Who's responsible for the building permit?

Some roofing contractors will obtain the building permit on their own and account for this in the final contract price. Others will expect the homeowner to file their own building permit. It's important to discuss who's responsible for the building permit before the project begins to prevent any miscommunications from hindering the process.



#8 Is cleanup included in your services?

Some contractors include cleanup in their labor costs, others either charge extra for cleanup services or don't provide them at all. It's important to discuss this before your roofing project begins so it can be accounted for in the final contract. In addition to asking if the contractor will do the cleanup, it's also important to find out what their cleanup will look like. Will the crew pick up at the end of each day or let debris accumulate until the end of the project? Will they be providing a dumpster for waste and if so, where will the dumpster be placed?



#9 Can I see pictures of your completed projects?

Any roofing contractor who takes pride in their work should have a portfolio of their completed projects. You can ask to see pictures of projects similar to what you're looking for as well as other recently completed projects. They should be able to give you some details about the project along with the pictures. This will help you gauge the contractor's quality of work as well as their level of knowledge about materials and processes.

As you can see, there are many things to consider when hiring a roofing contractor. While the cost of roofing services should of course be considered when making your decision, price is not always the most important component when it comes to finding a reputable contractor. It's vital to do proper research before making a decision that will impact your home for years to come.