

Roofing Contract Checklist

Go through this before you sign. Anything unticked is a question for the roofer.

1. Contractor details

- ☐ Company legal name, address and phone
- ☐ Florida license number on the contract (checked online)
- ☐ Liability and workers' comp certificates

2. Exact products

- ☐ Roof covering: brand, product line, profile, color
- ☐ Underlayment named
- ☐ Flashing, drip edge and trim material
- ☐ Vents and pipe boots new, not reused
- ☐ Fasteners (corrosion resistant if near the coast)
- ☐ Product approval numbers (FL or Miami-Dade NOA)
- ☐ No 'or equal' or 'similar' wording

3. Scope of work

- ☐ Tear-off down to the deck (number of layers)
- ☐ Deck re-nailed to current code
- ☐ All rotted wood included (or price per sheet with a cap)
- ☐ Photos of every sheet replaced
- ☐ New flashing at walls, chimneys, skylights, valleys
- ☐ Ventilation
- ☐ Gutters and solar, if they apply
- ☐ Landscaping and pool protection
- ☐ Daily cleanup and magnetic nail sweep
- ☐ Debris removal

4. Permits and inspections

- ☐ Permit pulled in the contractor's name
- ☐ All inspections scheduled by the contractor
- ☐ Copy of final approval promised

5. Timeline

- ☐ Estimated start date
- ☐ Estimated duration
- ☐ Possible delays explained

6. Price and payment

- ☐ Total price

- ☐ What is extra
- ☐ Payments tied to milestones
- ☐ Final payment due after final inspection
- ☐ If deposit is over 10%: permit applied for within 30 days, work started within 90 days of permit

7. Change orders

- ☐ Any change needs a written change order I sign first

8. Warranties

- ☐ Workmanship warranty in writing (length, coverage, how to claim)
- ☐ Manufacturer warranty named and registered by the roofer

9. Required Florida notices

- ☐ Construction Lien Law notice (contracts over \$2,500)
- ☐ Homeowners' Construction Recovery Fund notice (contracts over \$2,500)
- ☐ Insurance coverage notice in bold (every residential roofing contract)
- ☐ 10-day cancellation notice (if signed within 180 days of an emergency declaration)
- ☐ 3 business day cancellation notice (if the roofer sold the job at your home without you asking)