

Roof Bid Comparison Checklist

Use this one-page form to compare proposals apples-to-apples before selecting a contractor.

PROJECT INFO

Property address: _____

Roof type: _____ Date: _____

Number of proposals compared: _____

SCOPE & MATERIALS

- All bids based on the same roof measurements (roof area \neq interior sq ft).
- Underlayment type + brand clearly listed.
- Flashings / drip edge / metal details specified.
- Ventilation components included (intake + exhaust where applicable).
- Deck replacement assumptions stated (if any).
- Tear-off layers and disposal included.

LABOR & EXECUTION

- Site protection described (landscaping, pool, HVAC, interior).
- Cleanup, magnet sweep, and haul-off included.
- Warranty terms clearly stated (workmanship + manufacturer).

PRICING CLARITY

- Line-item breakdown or clear allowances shown.
- Change-order policy defined (how pricing changes are approved).
- Permits/inspections responsibility stated.
- Payment schedule clear (deposit/progress/final).

RISK RED FLAGS

- Major scope items missing vs other bids.
- Vague language like "as needed" without quantities/criteria.
- No mention of code upgrades or flashing details.

NOTES

Tip: Clarity before price. A defined scope reduces surprises and makes bids comparable.