HILLTOP ROOFING

10 Questions to Ask Before Hiring a Roofing Contractor

Replacing your roof is a major investment. Since estimates vary in materials, installation methods, and protections, use these questions to compare your quotes and ensure you understand exactly what you are paying for.

QUESTIONS YOU SHOULD ASK	WHY YOU SHOULD ASK THEM	WHAT TO LOOK FOR
Are you licensed and insured?	Protects you, your home, and the crew working on your property.	Current proof of insurance, valid licensing, and identification of the installation crew (e.g., Certificate of Insurance).
What exactly is included in my estimate?	Prevents unexpected costs and change orders.	Itemized scope including materials, labor, and potential additional costs (e.g., underlayment, flashing, cleanup).
Are you installing a complete roofing system?	Ensures roofing components work together as intended.	Usage of compatible system components for integrated performance (e.g., shingles, starter strip, underlayment, ridge cap).
Where will you install Ice & Water Shield?	Provides added protection in leak-prone areas.	Specific locations for added leak protection (e.g., valleys, eaves, chimneys).
How are you determining ventilation?	Proper ventilation helps extend roof life.	Calculations tailored to your home rather than simple vent replacement.
What type and size of vents are you installing?	Not all vents provide the same airflow or durability	Vents sized correctly for your home to ensure balanced intake and exhaust airflow.
How will you handle flashing and penetrations?	Most leaks occur around these details.	Plan for inspecting and properly replacing or reusing components (e.g., pipe boots, skylights, chimneys).
What happens if you find damaged decking?	Understand the process and pricing before work begins.	Clear process and upfront pricing for any necessary decking repairs.
What warranties will I receive?	Know what is covered and who stands behind the work should something fail on the system.	Detailed breakdown of manufacturer and workmanship coverage (e.g., what they cover and requirements).
How will you protect my home?	Ask about cleanup, landscaping, and accountability.	Defined process for property protection, site cleanliness, and post-project cleanup (e.g., landscaping, nail clean up).

Compare Your Estimates

QUESTIONS YOU SHOULD ASK	Contractor 1: _____ _____	Contractor 2: _____ _____	Contractor 3: _____ _____	Red Flag Warnings
Are you licensed and insured?	☐	☐	☐	➢ No proof of insurance
What exactly is included in my estimate?	☐	☐	☐	➢ Vague estimate ➢ Missing details
Are you installing a complete roofing system?	☐	☐	☐	➢ Unclear roofing system explanation ➢ Missing roofing components
Where will you install Ice & Water Shield?	☐	☐	☐	➢ No installation plan
How are you determining ventilation?	☐	☐	☐	➢ No ventilation calculation ➢ Only replacing current ones without calculation
What type and size of vents are you installing?	☐	☐	☐	➢ Vent size is not discussed ➢ Airflow requirements are not explained
How will you handle flashing and penetrations?	☐	☐	☐	➢ Flashing not addresses ➢ No plan for penetrations
What happens if you find damaged decking?	☐	☐	☐	➢ No repair process ➢ No written pricing
What warranties will I receive?	☐	☐	☐	➢ Unclear warranty coverage ➢ “Lifetime Warranty” with little to no explanation
How will you protect my home?	☐	☐	☐	➢ Lack of property protection plan or clean-up process

Don't Just Compare the Bottom Line. A roofing estimate isn't just a price- it's a description of the roof you're buying. Understanding what's included helps you make a confident decision.

Still have questions? We're happy to help. Whether you choose Hilltop Roofing or another contractor, we believe homeowners deserve to understand exactly what they're purchasing.

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