

Roof Replacement Quote Checklist

RightSizeTools printable project worksheet

Use this before roof replacement quotes or when comparing roof bids that look surprisingly different.

Project snapshot

Project address / location		Target budget	
Preferred start window		Must-have scope	

Double-check included

- ☐ Number of tear-off layers
- ☐ Shingle type
- ☐ Underlayment
- ☐ Ice/water barrier
- ☐ Starter shingles
- ☐ Ridge cap
- ☐ Drip edge
- ☐ Flashing
- ☐ Pipe boots/vents
- ☐ Ventilation
- ☐ Sheathing repair allowance
- ☐ Disposal and cleanup
- ☐ Warranty details

Clarify before signing

- ☐ How is rotten sheathing priced?
- ☐ What flashing is replaced vs reused?
- ☐ How much ice/water barrier is included?
- ☐ Is ridge vent or ventilation work included?
- ☐ Are permits included if required?
- ☐ What workmanship warranty is provided?

Common budget surprises

- ☐ Bad sheathing
- ☐ More roof layers than expected
- ☐ Improper ventilation
- ☐ Chimney/skylight flashing

- ☐ Steep or cut-up roof access
- ☐ Accessory items omitted from a low quote

Ways to save without cutting corners

- ☐ Compare full roof systems, not just shingle price.
- ☐ Do not skip necessary flashing or ventilation.
- ☐ Avoid premium shingles unless the full system supports the upgrade.
- ☐ Schedule before emergency leak season if possible.

Quote comparison table

Item	Quote A	Quote B	Quote C
Roof area assumption			
Tear-off layers			
Shingle type			
Underlayment/ice barrier			
Flashing			
Ventilation			
Sheathing price			
Disposal			
Warranty			
Exclusions			

Helpful prep before the visit

- ☐ Take exterior photos from all sides.
- ☐ Note active leaks, stains, or prior repairs.
- ☐ Ask about attic ventilation if there are heat/moisture issues.
- ☐ Check if there are skylights, chimneys, dormers, or low-slope sections.
- ☐ Use the shingle bundle calculator for a rough material sanity check.

Notes

Leak history	
Ventilation notes	
Sheathing allowance	

Warranty comparison	
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RightSizeTools.com - planning worksheet only. Verify project scope, local code, licensing, permits, manufacturer requirements, and professional guidance before signing or buying materials.