



THE COMPLETE 10-POINT ROOFING CHECKLIST FOR HOMEOWNERS

WHAT TO LOOK FOR BEFORE HIRING A ROOFING CONTRACTOR IN SOUTHWEST MICHIGAN.

STEP 1: KNOW THE AGE OF YOUR ROOF

- ☐ Most asphalt shingles last 20-25 years in Michigan's climate.
- ☐ If your roof is near that age, it may be time for a replacement—even if it looks fine.
- ☐ Older roofs are more prone to hidden damage and sudden failure during storms.

STEP 2: LOOK FOR VISIBLE DAMAGE.

- ☐ Missing, cracked or curling shingles.
- ☐ Granules in gutters (a sign of aging shingles).
- ☐ Water stains inside the attic or ceilings.
- ☐ Sagging roof lines, which can indicate structure problems.

STEP 3: UNDERSTANDING ROOFING TERMINOLOGY

- ☐ Learn key terms like:

Soffit & Fascia - Protect the edge of your roof & provide ventilation.

Ridge Cap - Covers the peak of your roof for weather.

Flashing - Prevents leaks around chimneys, vents, & skylights

Underlayment - A waterproof layer under the shingles.

STEP 4: REQUEST MULTIPLE QUOTES (IN WRITING)

- ☐ Get 3 detailed estimates from reputable local roofers.
- ☐ Compare:
 - Materials (shingles, underlayment, flashing)
 - Labor & installation.
 - Extras like debris removal, permits & inspections.

STEP 5: REVIEW THE SCOPE OF WORK & PAYMENT TERMS

- ☐ The contract should spell out:
 - Type of roofing materials.
 - Removal & disposal of old roofing.
 - Installation process.
 - Ventilation & flashing details.
- ☐ Payment terms should be reasonable. More and more roofers are going to payment in full up front.

STEP 6: CONFIRM WARRANTIES (WORKMANSHIP & MATERIALS)

- ☐ Ensure the contract lists both:
 - Manufacture's warranty on materials.
 - Contractor's warranty on installation workmanship.
- ☐ Understand what is covered, how long it lasts, & who to call if problems arise.

STEP 7: VERIFY LICENSING, INSURANCE & CREDENTIALS

- ☐ Your roofer should have:
 - A valid Michigan roofing license.
 - Liability insurance and workman's comp.

STEP 8: EVALUATE COMMUNICATION & PROFESSIONALISM

- ☐ A good roofer will:

Respond as quickly as possible & answer questions thoroughly.

Provide clear, written documentation.

Maintain a clean jobsite & follow safety protocols.

- ☐ Look for a real business & positive online reviews.

STEP 9: WATCH FOR SCAMMY RED FLAGS

- ☐ Watch for scam red flags

Avoid

Door-to-door offers or pressure sales tactics.

Cash-only contractors.

Bids that significantly lower than others.

Anyone unwilling to use a contract.

STEP 10 ASK ABOUT CLEANUP & FINAL INSPECTION

- ☐ Professional roofers include cleanup in the contract. Ask:

Will they use magnetic sweepers to remove nails?

Will they walk through the project with you before final payment?