

Checklist Objective

Vantage Roofing Ltd. is loved by many homeowners for being fair, transparent, punctual, budget-conscious, and communicative. Although we are eager to address every roofing project in the lower mainland, it is simply not feasible.

To ensure all homeowners can experience a service level comparable to what they would receive from Vantage Roofing, we have created this checklist. Our goal is to equip homeowners with essential questions and criteria for evaluating potential roofing contractors, guaranteeing they obtain the best possible service and value for their investment.

This comprehensive guide is designed to promote transparency, accountability, and informed decision-making throughout the roofing process, ultimately resulting in a high-quality, durable, and professionally-installed roof.

Questions to Ask Prior To Roof Assessment / Inspection	Answers To Look For
<input type="checkbox"/> Do you offer a free an Assessment?	Yes Majority of companies will not charge to perform an Assessment and put together an estimate
<input type="checkbox"/> Are you going to perform an in person assessment of the roof?	Yes To fully understand the issue(s) with the roof it needs to be assessed in person). Satellite images cannot see through your roofing material and assess thing like the plywood and the underlayment
<input type="checkbox"/> How much experience does the Project Lead have?	At least 10 years of experience. This is to ensure they have experience handling various situations
<input type="checkbox"/> Do you subcontract your work?	No If they sub contract, there is a higher chance for lower quality work, because the company will usually sub contract to the lowest bidder or the sub contractor doesn't care as much about the roof installation because they don't have a connection to the client
<input type="checkbox"/> Are you associated with a product manufacturer? If so, which ones?	Yes Most roofing shingle manufacturers have special programs for qualifying participants that have been trained on their products and their installation. If your roofer is affiliated with a manufacturer, that's a sign that they have a greater understanding of how to install that company's products, which can result in a better-quality roof for you
<input type="checkbox"/> Can you provide me physcial samples of the materials you recommend for my project? and explaining the differences	A good roofing contractor will be clearly able to explain the differences in material
<input type="checkbox"/> Are you in good standing with WorkSafeBC? (Ask for proof, get them to email of a WCB clearance letter)	Yes, to ensure the company covered in case of any incidents at your job site

<input type="checkbox"/>	Does your company have insurance? (Ask for proof, get them to email you an insurance certificate)	Yes (To ensure , if there is an accident or damage at the job site, the company is covered to be able to reimburse you for any damages).
<input type="checkbox"/>	Please provide at least two references of builders or customers that you have performed multiple jobs for?	This is a good way to check if the company performs good work consistently.
<input type="checkbox"/>	Do you have any pictures of your past work?	This is a good way to see their quality of work

<input type="checkbox"/>	What is your companies physical address?	You want to be able to pysicaly locate the company if there are evey any issues.
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Questions to ask Post Roofer Assessment / Inspection	Answers To Look For
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<input type="checkbox"/>	What is your Assessment of the roof? What are the issus(s)?	They should clearly define the issue
<input type="checkbox"/>	How do you know the roof needs to be completely replaced? What are the primary signs?	They should able to clearly inform you why the roof needs fixing or replacing
<input type="checkbox"/>	How are you going to fix the roof?	They should clearly define how they are going to fix the issue
<input type="checkbox"/>	When can I expect the estimate quote?	It should be within three days of the assessment, anything greater usually indicates the company is internally disorganized; which is usually foreshadowing of their quality of work.
<input type="checkbox"/>	How will you send me the quote? (Always get the quote via email, if you discuss something with the contractor and changes need to made, always get them to email you an updated quote)	Email (Everything the contractor is promising to do, should be clearly stated in an email quote. This is a legal agreement between the two parties, if anything goes wrong you can use the estimate to hold the contractor accountable in a court of law).
<input type="checkbox"/>	What is the best way to communicate with you during the project? and what is your response time?	You want phone or email access from a project lead that can respond within hours of any questions

Questions To Ask To Ensure You Are Not Getting Ripped Off	Answers To Look For
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<input type="checkbox"/>	Are you going to remove the old roof (when replacing a part or the entire roof)	<p>Yes</p> <p>Installing a new roof on top of an old roof is a bad idea. If the company does not pull up the old shingles, they will not be able to inspect the structure of the roof.</p> <p>This could lead to them missing soft spots, rotten wood and further troubles for you down the road. Be sure to ask the company if they will also remove the old roof before adding new shingles.</p> <p>If they say it's unnecessary, find another company who will take the extra steps needed to do the job right</p>
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<input type="checkbox"/>	Are you going to dispose of the old roofing materials?	Yes (companies should have their own bins to collect waste and then should dispose of it at the end of the job).
<input type="checkbox"/>	Is the plywood damaged? Are you going to replace it? what's the cost to replace it	The contractor will only know if the plywood is damaged if they get up on your roof; you need to know if the plywood is rotten and if it is, it needs to be replaced and the cost should be included in the quote
<input type="checkbox"/>	Are you going to replace the underlayment?	Yes, if the contractor is going to replace the roof, they should replace the underlayment
<input type="checkbox"/>	What type of shingles, metal panels, composite material, or torch on material are you going to use? (Depending upon what type of roof you are going to get)	<p>They should clearly identify what brand and class of products they are going to use, all shingles, metal panels, composite slates are not equal.</p> <p>Some products are cheaper for a reason, they do not last as long or have more issues throughout the lifetime of the roof.</p> <p>IKO, Malarkey, and CertainTeed are more reputable brands.</p>
<input type="checkbox"/>	Are you going to reuse the old flashings or install new ones?	Companies may offer a lower quote by trying to use old flashings, you always want new flashings for a new roof to ensure no water ingress. flashing are really really important they are places in areas very vulnerable to water ingress
<input type="checkbox"/>	Are you going to reuse the old roofing accessories or install new ones? (Examples of common roofing accessories are: Attic vents, stem vents, b-vents with collar, lead plumbing flashings, goose necks).	Replace (To ensure you get the most life out of your roof) some contractors will offer lower price and reuse the old accessories because customer don't know to ask this question.
<input type="checkbox"/>	Do I have a drip edge on my roof? If yes, are you going to install a new one? if yes, will it be 26 gauge?	<p>Companies who are trying to cut corners may neglect to add a drip edge. This is a piece of metal that is installed under shingles at the edge of the roof. A drip edge helps divert water off your roof and into your gutters.</p> <p>Without this piece of metal, your roof and its components could all be at risk of water damage. Unsurprisingly, this can end up being an expensive fix, so be sure to ask your roofer directly if drip edge will be installed on your roof.</p>
<input type="checkbox"/>	<p>What flashings do I have on my roof (Common ones are chimney flashings and skylight flashings)?</p> <p>If yes, are you going to replace them? Will the new ones be 26 gauge?</p>	<p>Replacing the flashing on your roof isn't a simple job. Your roofer needs to remove and measure the existing flashing, and then custom bend the new ones before installing them properly. For some less reputable roofers, new flashings just aren't worth the hassle.</p> <p>But for homeowners, they're a necessity. Your old flashings are designed to integrate with the dimensions and shingle type of your original roof. Like other elements around your home, flashings also show their age over time. Not replacing them now can mean bigger repair bills in a few years – especially if they begin to rust and leak, causing additional damage to your roof and home.</p>
<input type="checkbox"/>	Are you going to replace the W metal valleys?	<p>If your roofer says they'll weave your shingles without installing metal underneath, you should take that as a red flag.</p> <p>Woven valleys are cheaper and easier for roofers to install, but they leave homeowners at a disadvantage. They're more vulnerable to premature wear-and-tear as the granules on the shingles are prone to wearing faster. Metal valleys are more durable, last longer, and look better.</p>

<input type="checkbox"/>	Is my current venting sufficient? If not, will you be installing proper ventilation for my new roof?	Venting is very important for the house, it's important you contractor understands your current venting status and if it's inadequate how to make it sufficient
<input type="checkbox"/>	How do you handle any unexpected repairs or issues that arise during the project?	You want the contractor to inform you of any unexpected issues as they arise and stay transparent throughout the entire process
<input type="checkbox"/>	What is the estimated timeline for completing my roof replacement project?	To understand how long it will take and to understand that your contractor will finish your job before going to the next one.
<input type="checkbox"/>	How long is your workmanship warranty?	Minimum of 10 years
<input type="checkbox"/>	Are you able to offer any product warranties from the contractor? If yes, can you register that warranty for me upon work completion.	How long of a product warranty can they offer?
<input type="checkbox"/>	How will you protect my property during work?	What is their plan to protect your property and lawn of any damage?

Pay Attention For In Your Dealings With A Contractor

Answers To Look For

<input type="checkbox"/>	Did they reply to your inquiry in a timely manner	Within 24 hours
<input type="checkbox"/>	Were they able to send someone to assess the roof in person in a timely manner?	Within 3 days
<input type="checkbox"/>	Did they send their estimate/quote in a timely manner?	Within a few days of the Assessment
<input type="checkbox"/>	Was the quote clear in communicating the work to be performed and all the warranties included	<p>Everything the contractor is promising to do, should be clearly stated on the quote.</p> <p>This is a legal agreement between the two parties, if anything goes wrong you can use the estimate to hold the contractor accountable in a court of law.</p>
<input type="checkbox"/>	What do their Google reviews say?	You can fake good reviews but you can't hide bad reviews.

Tips for Comparing Multiple Quotes

Always ensure you are comparing quotes apples to apples

Make sure the scope of work is the same (always ensure that all the work to be performed is written in the estimate)

Make sure the product used is the same

Make sure the warranties are the same

Take your time in making sure the quotes are the same, have contractors update their quotes as you are aligning all of the quotes.

Once everything on the quote is the same, then you can compare price and other factors that are important to you, such as Google reviews, references, years of experience etc