

Estimate Evaluation Checklist

Each contractor will have his own format for delivering an estimate for your roof replacement. These formats will vary in detail from a simple lump sum for the job, through a price per square to a highly detailed itemization of work to be done. Likewise, each insurance adjuster and company will have its own format, again ranging in detail from lump sum settlement, to a detailed listing of work to be done.

Your first task is to compare the estimate to your adjustor's settlement offer. If an item is on the adjustor's statement, you need to also see it listed on the estimate and completion certificate. If your estimate does not list in detail what is included, you can use the checklist below as a guide to help you assure that the estimate includes all necessary items.

Item	Estimate 1	Estimate 2	Adjustor
Shingles [25 – 30 – 35 – life time]	_____	_____	_____
Felt [15# - 30#]	_____	_____	_____
Drip Cap [D-Style]	_____	_____	_____
Gutter Apron	_____	_____	_____
Ice and Water Shield [Check Local Code]	_____	_____	_____
New Roof Vents	_____	_____	_____
New Ridge Vent	_____	_____	_____
New Plumber's Vent flashings	_____	_____	_____
New Bathroom/Kitchen Vent caps	_____	_____	_____
Reset/Reseal sky lights	_____	_____	_____
Reset/Rseal/Reflash chimneys	_____	_____	_____
Replace furnace/Fireplace rain caps	_____	_____	_____
Total Cost for project:	_____	_____	_____

The above list may not be complete and all inclusive, but it covers most of the items that can cause discord between the roofer, home owner and insurance company. It can save many headaches to have these items clearly understood before the work starts. And it helps the end product be a project that all can be proud of.