



FREE HOMEOWNER CHECKLIST • 2026 EDITION

# HOW TO COMPARE ROOFING QUOTES

---

A checklist for putting two or three roof quotes side by side, so you compare the same roof, not just the bottom line.

---

**[859] 420-7382** [nobigdealwithjoedeal.com](http://nobigdealwithjoedeal.com)

GREATER CINCINNATI & NORTHERN KENTUCKY

SECTION 01

# MAKE THE QUOTES COMPARABLE

Two roof quotes can differ by thousands of dollars and still both be fair, because they aren't quoting the same roof. Before you compare prices, make sure every quote answers the same questions. Bring this list to every estimate.

## WHAT EVERY QUOTE SHOULD SPELL OUT

- ☐ **Tear-off:** all the way to the deck, and how many layers are included
- ☐ **Decking:** how rotted boards are handled, and the price per sheet if more are needed
- ☐ **Underlayment:** synthetic over the whole deck, and the brand
- ☐ **Ice and water shield:** where it goes (at minimum the eaves and valleys)
- ☐ **Drip edge** at every eave and rake, and a starter strip
- ☐ **Shingle:** the manufacturer, the exact product line and the color
- ☐ **Flashing:** new step and counter flashing, kick-out flashing where a roof edge meets a wall
- ☐ **Pipe boots and vents:** new, and which kind
- ☐ **Ventilation:** ridge vent and the intake at the soffits, sized for the attic
- ☐ **Permit,** if your city requires one, and who pulls it
- ☐ **Delivery, dumpster and disposal**
- ☐ **Cleanup:** a magnetic nail sweep of the yard and driveway
- ☐ **What's not included,** written down: skylights, chimney work, extra layers, low-slope sections
- ☐ **Payment schedule:** what's due at signing, during the job and at the end
- ☐ **Written warranty** on the labor, and which manufacturer warranty applies

If one quote is missing several of these, ask that roofer to add them in writing before you compare the price.

SECTION 02

# WARRANTIES, IN PLAIN WORDS

A new roof usually carries two separate warranties. Ask every roofer to show you both in writing.

- **The manufacturer's warranty** covers the shingles and, on some systems, the accessories. Some upgraded system warranties need the contractor to hold a manufacturer credential and register the job.
- **The contractor's labor warranty** covers the installation: the work itself. It's only as good as the company behind it, so ask how long they've been in business and what happens if they're not around.

Here's how ours compares by package, so you know what to ask other roofers:

NO BIG DEAL ROOF PACKAGES

|                                | STANDARD | PREFERRED                        | ELITE    |
|--------------------------------|----------|----------------------------------|----------|
| <b>Written labor warranty</b>  | 5 years  | 10 years                         | 20 years |
| <b>Transfers when you sell</b> | —        | Once, within 30 days of the sale | Fully    |
| <b>GAF System Plus</b>         | ✓        | ✓                                | ✓        |
| <b>Annual inspection</b>       | —        | —                                | ✓        |
| <b>The NBD Pledge</b>          | ✓        | ✓                                | ✓        |

GAF System Plus covers GAF shingles and qualifying GAF accessories. It doesn't cover workmanship; that's what the written labor warranty is for. The GAF Timberline UHDZ shingle on our Elite package is UL 2218 Class 4 impact-rated.

 **THE NBD PLEDGE** A promise, not a warranty term

On every job and every package: for as long as you own the home, we'll come back and make it right.

SECTION 03

# QUESTIONS TO ASK EVERY ROOFER

## ABOUT THE COMPANY

- ☐ Are you fully insured? Can you email me your certificate of insurance today?
- ☐ Does my city or county require a license or registration for this work, and do you have it?
- ☐ Which manufacturer credentials do you hold? (Check the name on the manufacturer's own contractor finder.)
- ☐ Who will actually be on my roof? Are they employees or subcontractors, and are they insured?
- ☐ Who is my one contact from signing to the final walkthrough?

## ABOUT THE JOB

- ☐ How long will it take, and what happens if it rains halfway through?
- ☐ What happens if you find rotten decking, and how will I know before you charge for it?
- ☐ How do you protect my landscaping, siding and driveway?
- ☐ When do you take the final payment: before or after we walk the finished roof together?

## ABOUT THE CONTRACT

- ☐ What's due at signing, and when is every other payment due?
- ☐ How do I cancel if I change my mind, and how long do I have?
- ☐ If this is an insurance job, what's due before my insurer's decision? (In Kentucky, a contractor can't require payment until the cancellation window after that decision has passed.)

### **HEADS UP** Walk away if you hear this

Any offer to help with your deductible, a price that only holds if you sign today, or an offer to speak to your insurance company for you. A good roofer doesn't need any of them, and in Kentucky the first and the last are against the law.

## SECTION 04

# WHAT A WRITTEN INSPECTION REPORT INCLUDES

My inspection is free and includes photos, which I show or text you. If you want something formal to compare quotes against, show your insurer or use in a home sale, I'll write a full report for \$150. It includes:

- ☐ Photos of every concern, labeled
- ☐ A condition rating and an estimate of the roof's remaining life
- ☐ Repair recommendations with cost ranges
- ☐ Insurance notes, if there's storm damage

## SECTION 05

## NEXT STEP

For a quick ballpark before anyone comes out, try the free instant estimate at [nobigdealwithjoedeal.com/estimate](https://nobigdealwithjoedeal.com/estimate). For a written, itemized quote with photos, book a free inspection at [nobigdealwithjoedeal.com/inspect](https://nobigdealwithjoedeal.com/inspect), or call or text me at (859) 420-7382. I'll answer every question on this list.

Joe Deal, No Big Deal Home Solutions

READY WHEN YOU ARE

# BOOK YOUR INSPECTION

Joe is on every roof, with no salespeople. He replies within 24 hours, usually the same day.



Free, photos included



45-60 minutes



Written report: \$150

CALL OR TEXT JOE

# [859] 420-7382

[nobigdealwithjoedeal.com](http://nobigdealwithjoedeal.com)

GAF CERTIFIED • TAMKO PRO GOLD • IKO ROOFPRO ADVANTAGE • FULLY INSURED



SCAN TO BOOK



## SERIOUSLY.