

## Questions to Consider before hiring a Roofing Contractor

In Texas, there is no state licensing for roofers, and insurance is not required. Anyone can hang up a “shingle” and call themselves a roofing company. When storms hit in North Texas, we see an influx of out-of-town roofers (“storm chasers”), who often leave town not long after the storms do. How can you determine, as a homeowner, if you’re hiring a legitimate, experienced roofer who will be around after the storm season?

Here are some important questions to ask any roofing company you may be considering.

1. Is the contractor going to obtain the appropriate roofing permits?
2. Are they in good standing with the Better Business Bureau?
3. How many years of experience do they have as a roofing contractor in North Texas?
4. Are they insured?
5. What type of insurance coverage do they have and what and how much does it cover? Don’t hesitate to ask a roofing contractor for a certificate of insurance and make sure the coverage is in effect throughout your project. You don’t want to be liable for accidents that occur on your property (and you will be if the contractor is not properly insured)!
6. Who will supervise your roofing project? How much experience do they have? How can you contact that person?
7. Where is the roofing company located? Has your prospective contractor just come to town with the storms? Be aware of a roofer who is operating out of his pickup truck or temporary P.O. Box.
8. What is the roofing contractor’s warranty on labor? What is the manufacturer’s warranty? Get warranty information in writing. Consider how long your contractor has been in business and where they are located when looking at warranties.
9. Do they have credit references in order to buy roofing material from suppliers?
10. Do they have customer references they can provide? Get a list of previous customers and call them.
11. Will they give you a detailed, written proposal with complete descriptions of the work, start and completion dates and payment schedule?
12. Are they asking for money upfront? End users should beware of paying before the job is complete. A partial payment for materials, however, after they have been delivered to your project location, is not unusual.
13. Is the roofer offering to “take care of” insurance? Talk directly to your insurance company to ensure that any “deal” is legitimate and not insurance fraud.
14. Are they claiming they are licensed? If so, where?
15. If the bid is significantly lower than their competitors, why? If it sounds too good to be true, it may be. Price is only one consideration when selecting a roofing contractor.

**Be aware, it may be unfortunate if you hire a contractor that is uninsured, performs substandard work and/or leaves North Texas shortly after the storms do.**

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