



A Homeowner's Checklist for Choosing a Roofer

Use this one-page list before you sign. A legitimate local roofer will welcome every item.

LICENSE & INSURANCE - Protect yourself first

- ☐ Virginia contractor license appropriate for the size and type of work - verify at dpor.virginia.gov
- ☐ Classification that covers the roofing work (Ask Zello holds Residential Building / RBC)
- ☐ Certificate of Insurance: current general liability coverage - review the limits and policy dates
- ☐ Workers' compensation coverage - ask for a current certificate to help reduce unnecessary liability risk

CREDENTIALS & MANUFACTURER BACKING

- ☐ Manufacturer-certified installer - Ask Zello Roofing is GAF Certified Plus
- ☐ Local company with a real physical address - not a P.O. box or out-of-state storm crew
- ☐ Established local track record (years in business, not just a new LLC name)
- ☐ Strong online review presence you can read for yourself (Google, etc.)

THE WRITTEN ESTIMATE

- ☐ Itemized written estimate: materials (brand, line, color), labor, tear-off, dumpster, disposal
- ☐ Scope includes underlayment, ice & water shield, flashings, ridge, vents, and drip edge
- ☐ Work will meet applicable code, permit requirements, and manufacturer installation specifications
- ☐ Start window, expected duration, and clean-up / magnet sweep are in writing
- ☐ Payment schedule tied to a signed contract and milestones - never pay in full up front

WARRANTIES & THE CONTRACT

- ☐ Manufacturer material warranty plus a separate written workmanship warranty
- ☐ Warranty length, what is excluded, and whether it transfers to a new owner are clear
- ☐ Full written contract before work starts: license #, insurance, materials, dates, and price
- ☐ Change-order process is defined if hidden decking damage is found at tear-off

RED FLAGS - Slow down and verify before you sign

- ☐ ! Door-to-door after a storm combined with high-pressure "today only" pricing or large cash-only deposits
- ☐ ! No license information, expired insurance, or refusal to put the scope in writing
- ☐ ! A quote far below the others with no clear written explanation of what is different or missing

ASK ZELLO ROOFING: Class A / RBC | GAF Certified Plus | Written workmanship warranty

Verify the contractor at dpor.virginia.gov. Ask Zello Roofing is licensed under Ask Luke Zello LLC.
Keep this sheet with your estimate, product specs, insurance certificate, and contractor license information.