COMMERCIAL ROOFING / 01

BUILD THE BUILDING AND ROOF CONTEXT

Give each provider the same non-sensitive starting point. Keep security and private building details out.

A helpful preparation resource from PickYourPro.ai. Fill in digitally or print. Keep your completed copy private.

Building use, occupancy context and general operating hours

Reason for the request and reported observations in the client's own words - no diagnosis

Known roof-system, age range, records and prior-work categories - no system selection

Affected roof or interior zones and timing of observations - no private tenant information

Known drainage, penetrations and rooftop-equipment context for provider assessment

Operational priorities, weather exposure, access limits and preferred private follow-up

Preparation only. Not a diagnosis, design, measurement, drainage, load, quantity, price or schedule calculation; system, material or repair selection; access, fall-protection, installation or safety instruction; code, permit, warranty, insurance, contract or legal advice.

COMMERCIAL ROOFING / 02

MAP ASSESSMENT, SCOPE AND OPERATIONS

Ask the provider to document findings and explain the actual site-specific work and coordination plan.

Provider-led site, roof-system and condition assessment with written findings

Repair, restoration or replacement options the provider will explain and distinguish

Defined work areas, included components, preparation, exclusions and assumptions

Drainage, penetrations, rooftop equipment and other trade coordination

Access, staging, deliveries, building operations, occupants and work-area coordination

Change approval, completion records, warranty documents, maintenance notes and handoff

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COMMERCIAL ROOFING / 03

PREPARE SITE COORDINATION AND HANDOFF

Tick what is ready, then assign owners for access, operations, approvals, records and closeout.

- [ ] Every provider receives the same building and roof-context brief
- [ ] Security, codes, tenant details and confidential records stay private
- [ ] Observations are recorded without a client-supplied diagnosis
- [ ] Assessment, measurements and technical decisions remain provider-led
- [ ] Repair, restoration and replacement options are clearly distinguished
- [ ] Drainage, penetrations, equipment and trade coordination are addressed
- [ ] The provider will explain site-specific access and safety responsibilities
- [ ] Changes, completion records, warranty documents and handoff are covered

Authorized site contact, private access process, operations and occupant-coordination owner

Provider assessment, scope-option review, change-approval and document owner

Completion review, warranty records, maintenance notes, open items and handoff owner

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COMMERCIAL ROOFING / 04

QUESTIONS FOR A COMMERCIAL ROOFER

Record how each provider would assess, document, coordinate and complete the same building brief.

Assessment: what records, access and site review do you need before defining scope?

Findings: how will you document conditions and explain available scope options?

Written scope: how are areas, components, preparation, assumptions and exclusions identified?

Coordination: how are drainage, penetrations, rooftop equipment and trades handled?

Operations: how are access, occupants, deliveries, work areas and safety responsibilities coordinated?

Closeout: what change, completion, warranty, maintenance and handoff records are provided?

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COMMERCIAL ROOFING / 05

COMPARE COMMERCIAL ROOFING PROPOSALS

Use A and B in every box after each provider reviews the same building and operations brief.

Provider A / Provider B / proposal dates and shared building brief

Assessment, findings and repair, restoration or replacement scope - A / B

Work areas, coordination, access, operations, assumptions and changes - A / B

Schedule, completion records, warranty information, handoff and open questions - A / B

READY TO HEAR FROM PROS?

Create an account on PickYourPro.ai only if you choose, then start a Commercial Roofing request. Share the non-sensitive building, operations, roof-history, reported-observation and coordination brief so participating pros can compete with proposals. Compare provider-led assessment, defined scope options, access and operations planning, documentation, warranty information, handoff and fit.

One request. Every pro's best offer.

Start a request

Participation varies. A provider-led site, roof-system, access and building-operations review may be needed before a final proposal.

Planning guide: https://www.pickyourpro.ai/services/commercial-roofing

Occupational Safety and Health Administration: Fall Prevention Campaign (official reference)

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