ROOFING / 01

BUILD A SAFE OBSERVATION BRIEF

Record known facts and safe observations only; do not access or inspect the roof.

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

Building type, approximate age or stories if known, and roof areas or sections to discuss

Rooms or interior areas involved and conditions observed, with dates noticed

Exterior conditions visible from the ground and dates noticed, without deciding cause

Prior roof work, reports, photographs, invoices, warranties, or other records available

Dates, weather context, events, or communications already known and to ask about

Occupancy, access, parking, neighbors, pets, landscaping, delivery, and contact constraints

Preparation only. Not an inspection, diagnosis, roof-access instruction, safety declaration, cause or damage assessment, structural or leak evaluation, product or method selection, code, permit, insurance, contract, or legal guide.

ROOFING / 02

MAP AREAS, RECORDS, AND INTERFACES

Give each provider the same context and ask the provider to assess it.

Roof area or building side 1: location, safe observations, interior relationship, and questions

Roof area or building side 2: location, safe observations, interior relationship, and questions

Photographs, prior proposals, invoices, inspection reports, warranty, or insurance records already available

Gutters, downspouts, drainage, flashing, walls, chimneys, skylights, vents, or other interfaces to discuss

Solar, HVAC, antennas, trees, neighboring property, landscaping, surfaces, or access constraints

Protection, noise, debris, cleanup, occupancy, scheduling, and documentation priorities

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ROOFING / 03

DEFINE THE PROVIDER ASSESSMENT

Ask the provider to document findings, proposed work, and change controls.

- [ ] No roof access or inspection is directed by this worksheet
- [ ] Observations are separated from provider findings
- [ ] Cause and damage are left for professional assessment
- [ ] Work areas and removed or retained layers are written
- [ ] Material or system identities are written
- [ ] Hidden-condition changes require documented authorization
- [ ] Protection, debris, cleanup, and handoff are assigned
- [ ] Current local requirements will be verified

Provider assessment, written findings, photographs, limitations, and remaining uncertainty

Proposed work areas, removed or retained layers, materials or systems, interfaces, and exclusions

Deck or hidden-condition allowance, documentation, pricing method, approval stop point, and added-work authorization

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ROOFING / 04

QUESTIONS FOR A ROOFING PROVIDER

Record how this provider would assess, scope, coordinate, and hand off the work.

Assessment: what will be reviewed, what findings are documented, and what uncertainty may remain?

Scope: which areas and layers are included, removed, retained, repaired, replaced, or excluded?

Materials: what system identities or alternatives are proposed, and who confirms compatibility and requirements?

Hidden conditions: how are deck or other findings documented, priced, communicated, and authorized?

Interfaces and site: how are flashing, penetrations, drainage, ventilation, access, protection, debris, and cleanup addressed?

Terms and handoff: what schedule assumptions, changes, tests, photographs, records, warranty documents, and follow-up are included?

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ROOFING / 05

COMPARE THE SAME ROOFING SCOPE

Use A and B in every box. Clarify differences before choosing.

Provider A / Provider B / assessment and proposal dates

Findings, work areas, removed or retained layers, materials or systems, interfaces, and exclusions - A / B

Hidden conditions, changes, access, protection, debris, cleanup, schedule, handoff, and warranty - A / B

Proposal total, assumptions, allowances, written terms, and open questions - A / B

READY TO HEAR FROM PROS?

Create an account on PickYourPro.ai and start a Roofing request. Share the building type, roof areas, safely observed conditions, known timing, available records, access constraints, and requested outcome so participating pros can compete with proposals. Compare provider assessment, work areas, materials, hidden-condition process, interfaces, protection, cleanup, schedule, handoff records, warranty, written terms, and fit.

One request. Every pro's best offer.

Start a request

Participation varies. A site visit and provider-led roof assessment may be needed before a final proposal.

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

Federal Trade Commission: How To Avoid a Home Improvement Scam (official reference)

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