



What should a roofing estimate include?

Use this checklist for one written Indiana residential asphalt-roof estimate. Mark only what the document states. A blank does not prove an item is included or excluded; it leaves a question to resolve.

Mark one box per item: I = Included | E = Excluded | A = Allowance or unit price | ? = Not specified | N/A = Not applicable

1. Project and removal

Project quantity and basis

What quantity, layers, and project basis does each bid state?

☐ I ☐ E ☐ A ☐ ? ☐ N/A

Tear-off

What tear-off work and number of layers are written into the scope?

☐ I ☐ E ☐ A ☐ ? ☐ N/A

Disposal

Does each bid include debris removal and disposal?

☐ I ☐ E ☐ A ☐ ? ☐ N/A

Cleanup method

What cleanup work or method is written into each bid?

☐ I ☐ E ☐ A ☐ ? ☐ N/A

2. Roof system

Exact roof-covering product

What exact roof-covering product is named?

☐ I ☐ E ☐ A ☐ ? ☐ N/A

Exact underlayment product

What exact underlayment product is named?

☐ I ☐ E ☐ A ☐ ? ☐ N/A

Ice protection

Which ice-protection materials or roof areas are written into the scope?

☐ I ☐ E ☐ A ☐ ? ☐ N/A

Flashing

Which flashing items are replaced, reused, or excluded?

☐ I ☐ E ☐ A ☐ ? ☐ N/A

Ventilation

What ventilation work is included or excluded?

☐ I ☐ E ☐ A ☐ ? ☐ N/A

3. Extra-cost controls

Decking included in base price

How many decking sheets, if any, are included in the base price?

☐ I ☐ E ☐ A ☐ ? ☐ N/A

Added decking unit price

What written unit price or allowance applies to added decking?

☐ I ☐ E ☐ A ☐ ? ☐ N/A

Permits

Who handles permits and their costs?

☐ I ☐ E ☐ A ☐ ? ☐ N/A



3. Extra-cost controls - continued

Property protection

What property-protection work is written into the bid?

☐ I ☐ E ☐ A ☐ ? ☐ N/A**Change-order approval**

What must happen before an added charge or change order is approved?

☐ I ☐ E ☐ A ☐ ? ☐ N/A**Other exclusions**

What other work, materials, or conditions are explicitly excluded?

☐ I ☐ E ☐ A ☐ ? ☐ N/A

4. Agreement terms

Payment schedule

How do the written payment milestones and conditions compare?

☐ I ☐ E ☐ A ☐ ? ☐ N/A**Workmanship warranty term**

How do the written workmanship lengths and terms compare?

☐ I ☐ E ☐ A ☐ ? ☐ N/A**Warranty exclusions and eligibility**

What exclusions and manufacturer eligibility conditions are stated?

☐ I ☐ E ☐ A ☐ ? ☐ N/A**Start window**

What start window and conditions are written?

☐ I ☐ E ☐ A ☐ ? ☐ N/A**Project duration**

What project duration and timing conditions are written?

☐ I ☐ E ☐ A ☐ ? ☐ N/A

Five labels that keep blanks from becoming assumptions

Specified / included	The estimate says the item is part of the written scope; compare the exact value and conditions.
Explicitly excluded	The estimate puts the item outside the price or scope; ask who handles it and what it may cost.
Allowance or unit price	A provisional amount or per-unit rate is stated; confirm the trigger, quantity and approval process.
Not specified	The written estimate does not answer the category; keep it as a question.
Not applicable	Use only when the written project facts support that conclusion.

Compare 2-4 written bids without uploading them:
trybidhound.com/roofing-bid-comparison-tool

Free resource only. No order, payment or subscription is created. Questions: support@trybidhound.com - do not send bids, attachments, street addresses, client names or payment information.

This checklist does not inspect or measure the roof, establish code compliance, verify licensing or insurance, rank contractors, calculate a fair price, or predict hidden conditions.

Consumer references: [FTC home-improvement guidance](#) | [Indiana Attorney General disaster-fraud tips](#)