

Roofing Contractor Checklist

Use this guide to compare contractors and protect yourself from nomadic roofers who may not be licensed to work in your area.



Area	Items to review	BAKER HOME EXTERIORS	OTHER	OTHER
Licensing & Insurance	State license number provided			
	Verified license online (NC LBG/SC LLR)			
	Proof of general liability insurance			
	Proof of workers' compensation insurance			
Experience & Reputation	Years in business locally			
	Years in business locally			
	Online reviews checked (Google/BBB/Nextdoor)			
	Permanent local office (not P.O. Box)			
Written Estimate	Scope of work clearly outlined			
	Materials and brands specified			
	Start and completion dates listed			
	Labor costs itemized			
Warranties	Manufacturer's warranty (materials) explained			
	Workmanship warranty (labor) explained			
	Warranty details provided in writing			
Cleanup & Follow up	Debris and nails cleanup plan explained			
	Dumpster/haul-off included in contract			
	Final walkthrough or inspection promised			
Red Flags (Avoid if Any)	Pressured to "sign today"			
	Demands large/full payment upfront			
	No written contract provided			
	Won't show license or insurance			
	Wants to "handle your insurance claim" (not permitted in SC)			
	Out-of-state license plates / no local presence			

Your Notes
