



FREE HOMEOWNER PLANNING GUIDE

Roof Estimate Comparison Worksheet for Delaware and Maryland Homeowners

A practical worksheet for Delaware and Maryland homeowners preparing for a roofing or exterior decision.

A roofing proposal should tell you much more than the total price. Use this free worksheet to compare the materials, installation details, warranties, project responsibilities, and possible added costs behind each estimate.

Know whether you are comparing the same roof

Two contractors can quote the same shingle brand while proposing very different work. One estimate may include removal, new edge components, flashing work, ventilation changes, property protection, and a clear process for damaged decking. Another may leave those decisions open until installation begins.

This worksheet helps you slow the conversation down and ask the same practical questions about every proposal.

Use the worksheet

Save or print this page, keep a copy beside every estimate, and bring it to contractor appointments.

Why roof prices can differ

Roof size is only one part of the total. Access, slope, removal, disposal, deck condition, flashing, ventilation, low-slope transitions, skylights, existing solar panels, system components, property protection, permit responsibilities, and warranty eligibility can all change the scope. This worksheet helps you identify those differences without relying on a generic statewide price.

What the worksheet helps you compare

- The contractor and written project scope
- Tear-off, disposal, and property protection
- Deck inspection and concealed-damage procedures
- Underlayment, water protection, flashing, starter, field shingles, and ridge materials
- Ventilation and roof penetrations
- Manufacturer material coverage and contractor workmanship coverage
- Change orders, payment terms, financing, scheduling, cleanup, and final documentation

Your Roof Estimate Comparison Worksheet

1. Property and project summary

Property address: _____

Main concern: _____

Where have you noticed the concern? _____

When did you first notice it? _____

Known roof age or last installation date: _____

Previous repairs or recurring leaks: _____

Existing skylights, chimneys, low-slope areas, additions, or solar panels:

Association, condominium, historic, or architectural approval requirements:

2. Contractor information

Question	Proposal A	Proposal B	Proposal C
Company name			
Estimator and direct contact			
Written proposal date			
Proposal expiration date			
State credential or registration number provided			
Insurance documentation provided			
Who supervises the project?			
Who answers questions during installation?			

For Maryland work, verify the contractor through the [Maryland Home Improvement Commission](#). For Delaware work, use the state's [Registered Construction Contractors lookup](#). Ask the contractor which additional permits, registrations, or approvals apply to your exact property and scope.

3. Removal, deck, and concealed conditions

Scope item	Proposal A	Proposal B	Proposal C
Number of existing roof layers included for removal			
Tear-off and disposal included			
Deck inspected after removal			
Photos provided before added deck work			
Deck-repair unit price or pricing method stated			
Written approval required before added work			
Plan for existing satellite, antenna, or other roof equipment			
Plan for existing solar panels, if present			

Questions to ask:

- What can be evaluated now, and what can only be confirmed after the old roof is removed?
- How will damaged decking or framing be documented?
- Who can approve added work if the property owner is unavailable?
- What happens if an unexpected condition changes the schedule?

4. Roofing system and installation details

Write the exact product or method. Do not settle for a broad entry such as "complete roof system."

Component	Proposal A	Proposal B	Proposal C
Shingle manufacturer and product line			
Underlayment			
Water-protection product and locations			
Starter material			
Hip and ridge material			
Drip edge or other edge components			
Valley method			
Chimney and roof-to-wall flashing scope			
Pipe boots and other penetrations			

Component	Proposal A	Proposal B	Proposal C
Skylight scope			
Intake ventilation			
Exhaust ventilation			
Fastener or attachment details explained			
Gutter protection or temporary removal included			

Questions to ask:

- Are the listed components compatible with the selected roofing system?
- Which flashing will be replaced, reused, repaired, or excluded?
- How does the ventilation plan account for both intake and exhaust?
- Are low-slope sections or transitions covered by a different material or scope?
- Which product choices must be approved before ordering?

5. Property protection, access, and cleanup

Project responsibility	Proposal A	Proposal B	Proposal C
Driveway and delivery plan			
Landscaping and exterior protection			
Siding, windows, decks, and outdoor equipment protected			
Neighboring property or shared access addressed			
Daily cleanup included			
Final magnetic nail sweep included			
Gutters and downspouts checked after work			
Final homeowner walkthrough included			
Completion photos provided			

6. Warranty responsibilities

Material coverage and installation coverage are not the same. Record each one separately.

Warranty question	Proposal A	Proposal B	Proposal C
Manufacturer material warranty			
Eligibility requirements explained			
Registration responsibility			
Transfer terms provided			
Contractor workmanship warranty			
Written workmanship terms attached			
Exclusions and maintenance duties explained			
Contact for a future warranty concern			

Ask for the current written terms that apply to the exact products and installation being proposed. Avoid relying on a verbal summary.

7. Price, payment, and financing

Financial detail	Proposal A	Proposal B	Proposal C
Base project total			
Allowances identified			
Possible added costs identified			
Payment schedule			
Change-order process			
Permit cost responsibility			
Manufacturer upgrade options			
Financing offered			
Full lender disclosures reviewed separately			

If financing is involved, compare the full project price, payment schedule, lender terms, fees, and total repayment. A monthly payment alone does not describe the complete cost.

8. Schedule and communication

Planning detail	Proposal A	Proposal B	Proposal C
Expected scheduling window			
Estimated project duration			
Weather-delay process			
Material-delivery plan			
Occupant, pet, and alarm considerations			
Daily update method			
Authorized change-order contact			
Final documents and warranty delivery			

9. Your decision notes

Which proposal explains the complete scope most clearly?

Which proposal leaves important items undecided or excluded?

Which estimator answered questions directly and documented the answers?

What must be clarified in writing before you sign?

The best choice is not automatically the lowest or highest total. Choose the proposal that fits your home, explains the work clearly, assigns responsibilities, and gives you written terms you understand.

Want a clear proposal for your home?

Sky Shield provides free, no-pressure roof estimates across its Delaware and Maryland service area. We will inspect the roof, explain suitable options, and provide a written scope for the work you choose.

Schedule Your Free Estimate

Call (410) 726-2700