

Replacing or repairing a roof is expensive, disruptive, and full of small decisions that add up. A proposal from a roofing contractor is where those decisions are written down. Read it carefully and you can avoid surprises, hidden costs, and poor workmanship. Ignore it and you risk paying for shoddy materials, duplicated labor, or even a job that stops midstream. I've read dozens of proposals, negotiated contracts on behalf of homeowners, and sat through on-site walkthroughs with roofers. The following is a practical guide to decoding what matters, what to push back on, and how to choose the best roofing company for your house.

Why the written proposal matters A proposal is more than a price. It is a record of what the roofer will and will not do, the timing and payment terms, the materials to be used, and who bears responsibility for permits and cleanup. When a contractor can give a clear, itemized proposal, it usually means they understand the work. If the document is vague, that ambiguity will surface later as change orders and arguments. Good proposals protect both parties: you get a job done as expected, and the roofing contractor gets paid for work they actually perform.

Read the cover page and project summary first The first few lines tell you the essentials. Look for a clear job address, the scope in one or two sentences, and a total price. If the proposal lists multiple options, they should be separated and priced individually. If the summary promises "roof replacement" without saying whether the sheathing will be replaced, that is a red flag. A competent roofer will quickly state whether this is a full tear-off and replacement, a recover over existing shingles, or a repair.

Material specifications: not all shingles are equal Manufacturers make many product lines that look similar on a sales flyer but perform differently. Proposals should name the shingle brand and exact product line, for example, CertainTeed Landmark Pro or GAF Timberline HDZ. They should also list the shingle color and warranty class if relevant. If the document only says "architectural shingles," ask for the brand and product name.

Underlayment matters as much as shingles. Look for whether the proposal specifies a synthetic underlayment or felt paper, and the brand where possible. Synthetic underlayment costs more but resists tears and moisture better. Ice and water shield should be specified for eaves and valleys in colder climates; the width should be noted, commonly 18 to 36 inches. Flashing material should be listed, usually galvanized steel or aluminum. Metal flashing that is too thin will deform; look for gauge or description like "24 gauge galvanized steel."

Labor and installation details A proposal should describe the number of roofing layers to be removed, how vents, skylights, and flashing will be handled, and whether fascia and soffit will be replaced or painted. It should state whether the roofer will remove existing nails from eaves and gutters and whether they will use new drip edge [Roofing contractor near me](#) and starter strips. Good proposals note the nailing pattern and fastener type, such as "six nails per shingle and corrosion-resistant ring shank nails." If the roofer is vague about how they will secure shingles, that can mean shortcuts on windy days.

Warranties and workmanship guarantees There are two warranties to understand: the manufacturer's warranty on materials and the contractor's workmanship warranty. Manufacturer warranties typically cover defects in materials for 20 to 50 years, but they often require the shingles to be registered after installation and may prorate coverage. The roofer's workmanship warranty covers installation errors for a set period, commonly 3 to 10 years. The proposal should state both warranties explicitly and how to make a claim. Ask whether the contractor's warranty is transferrable if you sell the house.



Permits, inspections, and code compliance Who pulls the permit? That should be in the proposal. If the contractor says the owner is responsible for permits, get that in writing and confirm expected costs. Roofer responsibilities should include scheduling municipal inspections when required, and ensuring the work meets local building codes. If your neighborhood has an HOA, check whether the proposal includes handling HOA paperwork or approvals.

Debris removal and cleanup A surprisingly common complaint is leftover nails in the yard or contractors who skip proper cleanup. The proposal should specify that the crew will use magnetic sweeper passes to collect nails and will haul away all roofing debris to a licensed landfill or transfer station. It should state whether the contractor will check and clean gutters and whether they assume responsibility for any damage to landscaping or solar panels.

Payment schedule and change orders Payment terms should be reasonable and protect both parties. Standard practice usually involves a deposit, a progress payment or two, and a final payment on completion. A typical schedule could be 10 to 30 percent deposit, 50 percent at tear-off, and the balance at final inspection. Beware of contractors asking for full payment upfront. The proposal should also explain how change orders are handled: written change order, scope description, and price adjustment. Verbal agreements are worthless.



Insurance and licensing The proposal must list the roofer's license number if required in your state, and insurance details: general liability and worker's compensation. Ask for certificates showing policy limits, and verify they are current. If a contractor is uninsured and a worker is injured on your property, you could be held liable. A reputable roofing company

will be happy to provide certificates and to name you as an additional insured if you request that for the duration of the job.

Common red flags in proposals Vague language such as "best materials available" or "all necessary materials" without brand names should make you pause. If the contractor refuses to specify a start date or gives a price that seems significantly lower than other bids, ask why. Unusually low bids often mean shortcuts on materials, labor, or permitting. Watch for "material to be determined" entries; that leaves you unprotected if prices increase mid-job and the roofer adds a surcharge.

Anecdote: what vague proposals cost A homeowner I worked with accepted a low bid that promised an "architectural shingle replacement" and a "full warranty." The contract did not name the shingle or underlayment. Mid-project the roofer substituted a cheap three-tab shingle and stapled it rather than using nails to save time. The homeowner discovered the substitution only after the crew left, but because the contract language was vague, legal recourse was limited and the homeowner paid to redo the roof with a reputable company. Clear specs on the proposal would have prevented that expense.

How to compare multiple proposals Price is important, but so is scope. Break each proposal down onto the same comparison points: brand and product names for shingles and underlayment, number of layers to be removed, flashing materials, warranty terms, handling of roof deck replacement, payment schedule, who pulls permits, and debris disposal. Do not compare a proposal that is a full tear-off to one that is simply a recover. Consider total value rather than cost per square foot alone.

Checklist: five must-haves in any roofing proposal

- full address and job description, including tear-off depth or recover plan
- specific shingle brand, product line, color, and underlayment type
- installer's workmanship warranty and manufacturer warranty details
- payment schedule, change order process, and permit responsibilities
- proof of license and insurance with saved certificate or policy numbers

Negotiation levers and reasonable requests You can ask for upgrades that make sense for your climate: ice and water shield at eaves in cold regions, ridge vents for improved attic ventilation, or synthetic underlayment for better moisture protection. Ask whether materials left over will be taken away or kept as spares. Request that all penetrations be sealed with high-quality flashing and that counterflashing be replaced where metal meets masonry. If a roofer resists putting a warranty term in writing, push back. A few concessions in writing cost the contractor nothing and give you clarity.

Edge cases and additional considerations If your roof has multiple layers of shingles, check local code before signing. Some municipalities limit the number of overlay layers, and older layers can hide rot or structural issues. If the proposal says "layering permitted" but does not include an inspection of the sheathing once the top layer is removed, request that inspection be added as an explicit line item, with a rate for additional deck replacement if needed. Likewise, with solar panels or satellite dishes, make sure the proposal addresses removal and reinstallation. If a roofer opts not to remove panels, verify who will align warranties and handle potential electrical work.

Storm-related jobs and insurance claims When a roofing contractor will be working with your insurance company, the proposal should clearly state what coordination they will provide and whether they can supply a written estimate that matches insurance adjuster forms. Some contractors inflate estimates to match adjuster allowances, and others will do only the work the insurer approves. Make sure the proposal clarifies whether you are responsible for any portion not covered by insurance, and whether the contractor will accept direct payment from the insurance company.

Final inspection and sign-off A professional roofer will schedule a final inspection and walk the roof with you or your inspector. The proposal should include a punch list process for addressing small items after completion, such as loose flashing or incomplete caulking. Ask for a final lien release upon full payment; this protects you in the rare event a subcontractor tries to file a mechanics lien after they have been paid.

Selecting the best roofing company for your project Beyond the proposal itself, do basic vetting. Search for local reviews and ask for recent references with similar roof types. Ask whether the crew is company-employed or subcontracted. Warranties are only as good as the company behind them; a 25-year warranty from a contractor who goes out of business in three years is not helpful. Look up the business at the state contractor licensing board for complaints or disciplinary actions. Use keyword searches like roofing contractor near me or best roofing company along with your city to find local firms and compare their online profiles.

When to walk away If a contractor refuses to put important items in writing, pressures you for a large upfront payment, or cannot provide proof of insurance or licensing, do not proceed. Also walk away if their proposal is a single page with a total but no details. There are often many competent roofers available; choosing a contractor with a clear, detailed proposal is worth paying a little more for peace of mind.

What to keep after the job is done Hold onto the full proposal, final invoice, proof of payment, warranty documents, and a photo record of the roof before and after. If you had an insurance claim, keep all correspondence and the adjuster's report. Document any punch list items and when they were resolved. These records simplify future warranty claims and support home sale disclosures if you list the property.

An experienced roof replacement or repair can last decades when executed correctly. Reading a proposal thoroughly takes time, but it prevents most costly mistakes. Treat the proposal as a conversation starter, not a take-it-or-leave-it ticket. Ask for specifics, get key items in writing, and choose the roofing company that combines clear documentation with demonstrated competence. The roof over your head will thank you.

Semantic Triples

<https://homemasters.com/locations/portland-sw-oregon/>

HOMEMASTERS – West PDX delivers expert roof installation, repair, and maintenance solutions throughout Southwest Portland and surrounding communities offering skylight services for homeowners and businesses.

Homeowners in Tigard and Portland depend on HOMEMASTERS – West PDX for quality-driven roofing and exterior services.

Their team specializes in CertainTeed shingle roofing, gutter systems, and comprehensive exterior upgrades with a local commitment to craftsmanship.

Contact HOMEMASTERS – West PDX at [\(503\) 345-7733](tel:5033457733) for roof repair or replacement and visit <https://homemasters.com/locations/portland-sw-oregon/> for more information. Get directions to their Tigard office here: <https://maps.app.goo.gl/bYnjCiDHGdYWebTU9>

Popular Questions About HOMEMASTERS – West PDX

What services does HOMEMASTERS – West PDX provide?

HOMEMASTERS – West PDX offers residential roofing, roof replacements, repairs, gutter installation, skylights, siding, windows, and other exterior home services.

Where is HOMEMASTERS – West PDX located?

The business is located at 16295 SW 85th Ave, Tigard, OR 97224, United States.

What areas do they serve?

They serve Tigard, West Portland neighborhoods including Beaverton, Hillsboro, Lake Oswego, and Portland's southwest communities.

Do they offer roof inspections and estimates?

Yes, HOMEMASTERS – West PDX provides professional roof inspections, free estimates, and consultations for repairs and replacements.

Are warranties offered?

Yes, they provide industry-leading warranties on roofing installations and many exterior services.

How can I contact HOMEMASTERS – West PDX?

Phone: [\(503\) 345-7733](tel:5033457733) Website: <https://homemasters.com/locations/portland-sw-oregon/>

Landmarks Near Tigard, Oregon

- **Tigard Triangle Park** – Public park with walking trails and community events near downtown Tigard.
- **Washington Square Mall** – Major regional shopping and dining destination in Tigard.
- **Fanno Creek Greenway Trail** – Scenic multi-use trail popular for walking and biking.
- **Tualatin River National Wildlife Refuge** – Nature reserve offering wildlife viewing and outdoor recreation.
- **Cook Park** – Large park with picnic areas, playgrounds, and sports fields.
- **Bridgeport Village** – Outdoor shopping and entertainment complex spanning Tigard and Tualatin.
- **Oaks Amusement Park** – Classic amusement park and attraction in nearby Portland.

Business NAP Information

Name: HOMEMASTERS - West PDX
Address: 16295 SW 85th Ave, Tigard, OR 97224, United States
Phone: [+15035066536](tel:+15035066536)
Website: <https://homemasters.com/locations/portland-sw-oregon/>
Hours: Open 24 Hours
Plus Code: [C62M+WX Tigard, Oregon](https://www.google.com/maps/place/16295+SW+85th+Ave,+Tigard,+OR+97224/@45.5388889,-123.0166667,15z)
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