ROOF DOCTOR NM / HOMEOWNER RESOURCES

A clearer plan for your roof project.

A practical homeowner planning pack. Read, print and bring your questions to the project conversation.

Inside this pack

- Sample estimate outline
- Quote comparison questions
- Warranty questions
- Safe photo-request guide
- Property preparation and handover
- Homebuyer and seller roof questions
- Maintenance planning and optional reminders

How to use it

Mark the questions that matter to your property. These are educational checklists, not a diagnosis, estimate, contract, coverage confirmation or record of completed work. Request the actual scope and terms before authorizing work.

When you want to discuss your property

roofdoctornm.com/contact
(505) 595-7203
Choose email or phone. Photos are optional. The office confirms availability, assessment scope and any fee before a visit. No account or payment is required to send a request.

Version

November 14, 2026. General planning information. Material choices and maintenance requirements depend on the actual roof system.

Sample estimate outline

Illustrative example only. No prices or terms in this pack constitute an offer or approved project agreement.

- **Contracting party:** legal business name, contact and applicable credential/insurance verification.
- **Work area:** roof sections and structures included, quantities and measurement method.
- **Removal:** layers/materials removed, disposal and retained areas.
- **Deck condition:** what is known and how concealed damage is documented and approved.
- **System:** exact covering, underlayment, flashings, edges, penetrations and appropriate ventilation scope.
- **Protection:** access, work zones, landscaping, belongings and cleanup.
- **Price:** base scope, allowances, exclusions, taxes and written changes.
- **Schedule/payment:** milestones, weather/access dependencies and payment stages.
- **Handover:** agreed photos, open items, product records and written warranty documents.

Before accepting

Ask which items are fixed inclusions, which are allowances, who can approve a change, and how completion will be confirmed. Keep the signed scope and all approved changes.

Compare the scope behind two prices.

Use two written proposals. A lower total may cover different work.

- Who is the contracting business?
- Which roof areas and quantities are included?
- What removal and disposal are included?
- How will concealed decking or substrate damage be handled?
- Which material and assembly are specified?
- What flashing, edge and penetration work is included?
- How are drainage and adjoining areas addressed?
- What access and property protection are included?
- Which cleanup and disposal items are covered?
- What is excluded or allowed for separately?
- Which warranty documents apply?
- How are changes, payment and completion handled?

Mark each item

For each quote, record: clearly described / needs clarification / excluded. Those labels summarize the document; they do not verify suitability, credentials or workmanship.

Interactive checklist: roofdoctornm.com/compare-roof-quotes

Read the warranty before relying on it.

Manufacturer product coverage and contractor workmanship coverage can be different promises.

Product coverage

Request the exact product and warranty document. Check covered defects/costs, time limits, prorating, registration and installation conditions.

Workmanship coverage

Ask who provides the promise, which installed work is covered, its duration, remedy, exclusions and claim procedure. Do not assume product coverage includes installation problems.

Questions to keep in writing

- What are the covered areas, start date and exclusions?
- Are labor, removal, disposal, access and related damage covered?
- What registration and maintenance responsibilities apply?
- Who should be contacted first and what evidence is needed?
- Can coverage transfer, and are there deadlines or fees?

Keep a project record

Retain scope, change approvals, invoices, product details, completion date, agreed photos, warranties and maintenance notes. This pack does not provide or confirm any warranty.

Send helpful photos safely.

Existing photos and ground-level views can help explain the request. They cannot establish the complete diagnosis or final price.

- Do not climb onto a roof, use a ladder or enter an unsafe attic for photos.
- Use one wider view and a closer view from a safe position.
- For interior stains, note the room, location and when the stain appears.
- For drainage concerns, use safely visible gutter/downspout/discharge views.
- Include earlier repair photos or product records you already have.
- Share city/ZIP, timing, weather connection and known repair history.
- Avoid faces, neighboring interiors, access codes, payment details and policy numbers.
- Share only photos you are authorized to provide.

What happens next

The office reviews the request and confirms whether a visit or more information is needed, along with availability and any assessment fee. Sending a request is not an appointment or authorization to start work.

Photo request: roofdoctornm.com/roof-photo-guide

Prepare the property and the handover.

Confirm the details directly with the people responsible for your actual scope.

Before a visit

- Confirm who is attending, access, scope and any fee.
- Identify who may authorize work, including rentals/shared properties.
- Discuss gates, parking, hours, pets and children.
- Identify solar equipment, skylights, drains and known leaks.

Before work starts

- Get scope, exclusions, proposed schedule and payment stages in writing.
- Agree on work zones, deliveries, vehicle moves and waste containers.
- Ask what belongings require protection and who is responsible.
- Discuss noise, vibration, sensitive items and weather delays.
- Name the update contact and change-approval contact.

At completion

- Review included work and record unresolved items.
- Collect agreed photos, product records, invoices and warranties.
- Confirm included cleanup and follow-up responsibilities.

Buying or selling a home?

Keep roof assessment questions separate from transaction decisions.

Ask for existing records

- Installation date with supporting records if available.
- Product details, invoices, repair history and recurring concerns.
- Dated inspection reports/photos and their scope limitations.
- Written warranty and transfer requirements.
- Known solar, skylight, drainage and adjoining-wall work.

Confirm assessment terms

Explain the transaction timeline. Confirm scope, safe access, report format, fee, limitations and expected delivery before booking. Ask which observations support a recommendation and what requires more investigation.

Compare options

Distinguish assessment findings, a repair quote and a replacement quote. Compare written scopes. Consult the appropriate professionals for disclosures, negotiations and insurance decisions. A roof assessment does not guarantee future performance.

Keep a roof-care planning record.

Use safe observations and the actual system/warranty maintenance instructions to plan appropriate help.

- Note new interior stains or changes after weather events.
- From the ground, record visibly displaced material or drainage concerns.
- Keep roof, repair and warranty records together.
- Arrange appropriate help for work requiring roof access.
- Act on a new concern rather than waiting for a reminder.

Optional personal calendar reminders

Download the March and September annual planning reminders at roofdoctornm.com/roof-maintenance-planner. They start in 2027. Import them only if useful, then adjust or remove them in your calendar. They do not subscribe you to emails/texts or book a visit.

Further reading

NRCA contractor selection: nrca.net/roofing-guidelines/selecting-a-contractor
GAF homeowner education: gaf.com/en-us/plan-design/homeowner-education
These references do not establish Roof Doctor NM membership, certification or coverage.