

ROOFING CONTRACT

This Roofing Contract ("Contract") is made on [date] between:

Homeowner: [full legal name(s)], of [property address] ("Homeowner"), and

Roofing Contractor: [business legal name], license or registration no. [number], of [address] ("Contractor").

Property: [street address, city, state, ZIP]

1. Type of Work

- ☐ **Tear-off.** Contractor will remove all existing roofing down to the deck ([number] existing layer(s)), dispose of it off site, inspect the deck, and install the new roof described below.
- ☐ **Overlay.** Contractor will install the new roof over the existing single layer. Contractor confirms that an overlay is allowed by local code and by the terms of the manufacturer's warranty for the materials below.
- ☐ **Repair.** Contractor will repair the following area(s): [describe].

Roof area: approximately [number] squares (1 square = 100 square feet), including [main roof, garage, porch].

2. Materials

Component	Specification
Shingles or roofing	[manufacturer, product line, color]
Underlayment	[type and brand]
Ice and water barrier	[where, e.g. eaves to [number] ft, valleys]
Drip edge	[material and color]
Flashing	☐ New ☐ Reused where sound: [chimney, walls, skylights]
Pipe boots / vent collars	☐ New ☐ Reused
Ventilation	[ridge vent, box vents, intake vents]
Other	[gutters, skylights, starter strip, hip and ridge caps]

Contractor will not substitute different materials without Homeowner's written approval.

3. Decking

After tear-off, Contractor will inspect the deck. Damaged or rotten decking will be replaced at [\$ amount] per 4 x 8 ft sheet of [plywood / OSB, thickness], installed. Contractor will photograph the damaged decking before replacing it and give Homeowner the photos. Contractor may replace up to [number] sheets without further approval. Beyond that, Contractor will contact Homeowner before continuing. Other deck repairs (such as rafter repair) require a signed change order.

4. Price and Payment

The contract price is [\$ amount], plus decking replacement under Section 3 and any signed change orders.

Payment	When due	Amount
Deposit	At signing, or after any cancellation period ends	[\$ amount]
Materials payment	On delivery of materials to the Property	[\$ amount]
Final payment	On completion, final inspection (if required), and cleanup	[\$ amount]

5. Insurance Claims

Homeowner is responsible for dealing with Homeowner's insurance company. On request, Contractor will provide itemized estimates, photos and invoices. Contractor will not interpret Homeowner's policy, advise on coverage, or negotiate or adjust the claim on Homeowner's behalf unless it is licensed to do so where the Property is located. Contractor will not waive, rebate or absorb Homeowner's deductible. The contract price is not tied to the amount the insurer pays. If the insurer approves additional work, it will be added only by a signed change order.

6. Permits and Schedule

Contractor will obtain required permits and arrange required inspections. Permit fees are ☐ included ☐ billed at cost. Work will start on or about [date] and take about [number] working days, weather allowing. Contractor will not leave the roof open overnight without secure temporary protection.

7. Weather and Delays

Contractor is not responsible for delays caused by weather, material shortages, or other events beyond its control, but will keep Homeowner informed and protect the Property from water entry during the Work.

8. Protection of Property and Cleanup

Contractor will protect landscaping, siding, windows, decks and driveways with tarps or boards as needed. Contractor will clean up debris daily, remove all roofing debris from the Property at completion, and run a magnetic nail sweeper over the driveway, walkways, lawn and beds [daily / at completion]. Contractor will

repair or pay for damage to the Property caused by its crew. Homeowner will move vehicles, patio furniture and valuables from beneath the work area and tell Contractor about any items in the attic that could be affected by debris or nails coming through the deck.

9. Warranties

Manufacturer's warranty. Materials carry the manufacturer's warranty on the manufacturer's terms. Contractor will ☐ register the warranty for Homeowner and provide proof ☐ give Homeowner what is needed to register it. Contractor will install materials according to the manufacturer's instructions.

Workmanship warranty. Contractor warrants its workmanship for [number] years from completion. If a leak or defect caused by installation appears during that time, Contractor will repair it at no charge after written notice. This warranty does not cover damage from storms beyond the materials' rated limits, falling objects, foot traffic by others, or work by others on the roof.

10. Changes

Any change to the work, materials or price, other than decking under Section 3, must be in a written change order signed by both parties.

11. Lien Waivers

With final payment, Contractor will provide a final lien waiver for Contractor and, on request, from its major suppliers and subcontractors.

12. Contractor's Insurance

Contractor carries general liability insurance of at least [\$ amount] per occurrence and workers' compensation as required by law, and will give Homeowner certificates before work starts.

13. Right to Cancel

If this Contract was signed at Homeowner's home (for a price of \$25 or more) or at another place that is not Contractor's permanent place of business (for \$130 or more), Homeowner may have the right to cancel under the FTC Cooling-Off Rule until midnight of the third business day after signing. Contractor will attach the required Notice of Cancellation to this Contract. If state law gives a longer or different right to cancel, that law applies. Contractor will not start work before the cancellation period ends unless Homeowner has validly waived the right for a genuine emergency as the Rule allows.

14. Termination

Either party may terminate this Contract by written notice if the other materially breaches it and does not cure within [number] days after written notice. If terminated, Homeowner will pay for work performed and materials delivered, and Contractor will leave the roof watertight.

15. General Terms

Notices. Notices must be in writing and delivered by hand, email or mail to the addresses above.

Entire agreement. This Contract, the Notice of Cancellation, and any signed change orders are the entire agreement.

Amendments. Changes must be in writing and signed by both parties.

Governing law. The laws of the State of [State] govern this Contract.

Severability. If any part is found unenforceable, the rest stays in effect.

Counterparts and electronic signatures. The parties agree this agreement may be signed electronically and in counterparts, and an electronic signature has the same effect as a handwritten one.

Signatures

Homeowner

Signature: _____

Name: [full name]

Date: [date]

Roofing Contractor

Signature: _____

Name: [full name]

Date: [date]