Key Questions to Ask a Roofing Contractor Before You Sign

Why the Right Questions Matter

Choosing a roofing contractor is a big decision. Your roof protects everything inside your home, and a poorly done job can lead to leaks, structural damage, and costly repairs down the road. Before you sign any contract, it pays to ask the right questions. This is true whether you are looking at a minor repair or a full replacement. Taking the time to get clear answers upfront can save you from headaches later.

When you are searching for a **roofing contractor Tulsa** residents trust, you want someone who is transparent about their work. A reliable contractor will welcome your questions. They understand that an informed customer is a satisfied one. Below are the essential questions to ask, along with why each one matters for your project.

Are You Licensed and Insured?

This is the first question on any smart list. A professional roofing contractor should carry both liability insurance and workers' compensation. Liability insurance protects your property if something goes wrong during the job. Workers' compensation covers you if a worker gets hurt on your property. Without it, you could be held responsible for medical bills. Ask for proof of insurance and verify it is current. In Oklahoma, roofing contractors are not required to have a state license, but many reputable ones hold certifications from manufacturers or industry groups. Do not skip this step.

How Long Have You Been in Business?

Experience matters in roofing. A contractor who has been working in the area for several years knows the local climate and building codes. They have seen what works and what does not on homes like yours. A newer company can still do great work, but you will want to check their references more carefully. Ask for a list of recent projects similar to yours. Then call a few past customers to ask about their experience. This gives you a sense of the contractor's reliability and craftsmanship.

Will You Provide a Written Estimate?

A verbal quote is not enough. A detailed written estimate breaks down the costs: materials, labor, permits, and any disposal fees. It should also specify the timeline for the project. This document becomes your reference point if anything changes during the work. Compare

estimates from different contractors, but remember that the lowest price is not always the best value. Look for a fair price that includes quality materials and a clear scope of work. A contractor who avoids putting things in writing may be hiding something.

What Materials Do You Recommend and Why?

Roofing materials vary in durability, cost, and appearance. Asphalt shingles, metal roofing, and tile all have different lifespans and maintenance needs. A good contractor will explain the options for your home and your budget. They should be able to tell you why a certain material is a good fit for Tulsa's weather, which includes hot summers and occasional storms. Ask about the manufacturer's warranty and what it covers. Some warranties require professional installation, so confirm that the contractor is approved for that product.

Do You Handle Permits and Inspections?

Most roof replacements and major repairs require a permit from the city. A professional contractor will handle this paperwork as part of the job. They will also schedule any required inspections. If a contractor asks you to pull the permit yourself, that is a red flag. It often means they are not properly licensed or insured. Having the proper permits protects you because it ensures the work meets local building codes. Skipping permits can create issues when you sell your home.

What Is Your Workmanship Warranty?

Manufacturer warranties cover the materials, but you also want a warranty on the installation work. This is called a workmanship warranty. It covers problems that arise from how the roof was installed, such as leaks from improper flashing or shingle placement. Ask how long the warranty lasts and what it specifically covers. A typical workmanship warranty runs from one to five years, but some contractors offer longer terms. Get the warranty details in writing. This shows the contractor stands behind their work.

How Do You Handle Unexpected Problems?

During a roofing project, unforeseen issues can come up. Rotting decking, damaged flashing, or hidden leaks are common. Ask the contractor how they handle these situations. Will they stop and get your approval before proceeding with extra work? A good contractor will outline their process for change orders. Change orders are written amendments to the original contract that detail additional work and cost. Without a clear process, you could end up with surprise charges. A contractor who communicates well about changes is worth trusting.

Can You Provide Local References?

References from past customers in the Tulsa area are valuable. They can tell you about the contractor's punctuality, cleanliness, and communication. Ask for at least three references, and follow up with them. Questions to ask: Did the crew show up on time? Did they clean up each day? Were there any issues after the work was finished? How did the contractor handle them? Local references also give you a sense of how the contractor interacts with neighbors and respects the property.

One contractor that has built a reputation in the Maxwell area is Shew's Top Quality Roofing and Guttering. They are familiar with local conditions and have a history of serving the community. When you speak with them, use the questions above to guide your conversation. A reputable contractor will be happy to provide the information you need to make a confident decision.

What Safety Practices Do You Follow?

Roofing is dangerous work. Falls from ladders or the roof itself are a leading cause of injury in construction. Ask the contractor about their safety training and equipment. Do they use harnesses and guardrails? Do they have a safety plan for the job site? A contractor who prioritizes safety is less likely to have accidents that delay your project or cause liability issues. You can also ask if they have had any recent safety violations. This information is often public through the Occupational Safety and Health Administration (OSHA).

How Will You Protect My Property?

A roof replacement involves heavy materials, nails, and debris. Ask how the contractor plans to protect your landscaping, driveway, and siding. Many contractors use tarps, plywood, and magnetic sweepers to catch nails. They should also have a plan for daily cleanup. A clean job site shows respect for your home and reduces the chance of damage. If the contractor uses a dumpster, ask where it will be placed. These details matter for keeping your property in good shape.

What Happens If There Is Bad Weather?

Tulsa weather can change quickly. Storms and high winds can halt roofing work. Ask the contractor how they handle weather delays. Will they communicate with you about the schedule? Do they have a plan for tarping the roof if rain is forecast? A good contractor will have procedures to protect your home from water damage during the project. They should also be honest about how weather affects the timeline. Expect some flexibility on both sides.

Trust Your Instincts

After you ask these questions, pay attention to how the contractor responds. Are they patient and thorough? Do they make you feel comfortable? A contractor who rushes through your questions or gets defensive may not be the right fit. The relationship between you and your roofing contractor should be built on trust and clear communication. Take your time. A good roof is an investment that should last for decades.

When you are ready to move forward, a contractor like **Shew's Top Quality Roofing and Guttering** can be a solid choice for your project. They know the local area and understand what it takes to get the job done right. Asking the right questions now will help you feel confident in your choice and protect your home for years to come.