



SAMPLE REPORT — Personal information, contractor details, and dates have been redacted. Your report will include your property details, contractor information, and independently measured roof data.

Applicable Code: Florida Building Code 8th Edition (2023). Collier County, FL — NOT HVHZ. Design wind speed: 150+ mph. Roof measurements: EagleView Premium Report, independently verified. License verified with Florida DBPR prior to report preparation.

CONTRACTOR BACKGROUND CHECK

LICENSE	CCC■■■■■■■■ — ACTIVE through ■■/■■/20■■. Licensed in multiple FL counties.	BBB RATING	A+ — BBB Accredited since ■■/■■/20■■
YEARS IN BUSINESS	14 years — established Florida roofing contractor	INSURANCE	Self-declared in proposal — workers comp & general liability. Certificate requested before signing.
COMPANY HISTORY	Established local Florida roofing contractor. Now part of a larger national roofing group. Same local crews and management retained post-acquisition.	IDENTITY NOTE	Proposal references two company names. Contract body uses a third legal entity name. Homeowner should confirm the correct legal contracting entity before signing.

PROPERTY & SUBMISSION INFORMATION

HOMEOWNER	■■■■■■■■■■■■■■■■■■■■	PROPERTY ADDRESS	■■■■■■■■■■■■■■■■■■■■■■■■■■■■■■, FL
PHONE	■■■-■■■-■■■■	REVIEW DATE	■■ ■■, 20■■
REPORT REF	RR-20■■■-XXXX	ESTIMATING COMPANY	■■■■■■■■ Roofing / ■■■■■■■■ Roofing
ESTIMATE DATE	■■/■■/20■■	COUNTY	■■■■■■ County, FL

ESTIMATE AT A GLANCE

TOTAL AMOUNT	\$103,000.00	ROOF TYPE	Concrete Tile Reroof
TILE OPTIONS	Crown, Eagle, or Westlake Royal — standard profile (not locked in)	UNDERLAYMENT	Polyglass TU Plus 80 mil SA + 36" SA Ply-base over valleys
INSTALL METHOD	Single Component Foam Adhesive ILO Screw — entire roof	DRIP EDGE	26 ga, multiple color choices
VENTILATION	4' off-ridge vents (quantity not specified)	WARRANTY	7-Year Labor Warranty

ROOF PITCH BREAKDOWN

Source: EagleView Premium Report — independently verified. This is a complex roof with 58 facets and significant steep sections requiring different installation methods than the predominant pitch. 43.5% of this roof is at 7/12 or steeper — a critical finding given the installation method specified.

PITCH	AREA (SQ FT)	% OF ROOF	REQUIRED INSTALLATION METHOD
0/12	93.5	1.0%	Flat section — separate scope item
2/12	9.4	0.1%	Negligible
5/12	4,951.6	55.4%	Foam adhesive — appropriate for this pitch
7/12	937.2	10.5%	SCREWS REQUIRED — foam not acceptable at 7/12+
8/12	1,960.5	21.9%	SCREWS + HORIZONTAL BATTENS REQUIRED
9/12	991.5	11.1%	SCREWS + HORIZONTAL BATTENS REQUIRED

43.5% of this roof (7/12, 8/12, and 9/12 sections combined) requires mechanical screw fastening. The 8/12 and 9/12 sections (33% of the roof) additionally require horizontal battens per Florida Building Code.

ROOF SIZE & PRICE PER SQUARE ANALYSIS

ROOF SIZE (EAGLEVIEW)	PRICE PER SQUARE	NAPLES MARKET RANGE (TILE)
101 Squares	\$1,020 / Square	\$1,000 – \$1,600 / sq
8,944 sq ft actual · EagleView Premium Report	BELOW MARKET RANGE	Concrete tile, Collier County FL 2026

EagleView measures this roof at 8,944 sq ft actual area across 58 facets. At \$103,000 for 101 squares, the price per square is \$1,020 — at the low end of the Naples tile market range. Given this roof's complexity, scope completeness must be carefully verified.

DETAILED FINDINGS

Contractor Identity — Multiple Company Names

REVIEW

This proposal references multiple company names across its pages — a different name appears in the proposal header, the contract body, and the scope of work section. This reflects a corporate acquisition where the original local contractor was purchased by a larger national roofing group. The local operations, crews, and management have been retained. The contractor holds an A+ BBB rating and an active Florida license — this is a credentialed, established operation. However, knowing exactly who you are legally contracting with is important before signing any document.

RECOMMENDATION

Confirm in writing the correct legal entity name signing this contract and that the license number shown covers this scope of work. Request a Certificate of Insurance naming you as the certificate holder.

License Status — Active and Multi-County

GOOD

The contractor license was verified active with the Florida DBPR through the current licensing period. The license is registered with multiple Southwest Florida county construction boards. The company has maintained BBB Accreditation for over a decade and holds an A+ rating with 14 years in the Florida market. This is a credentialed and established roofing operation.

RECOMMENDATION

No action required on licensing. Confirm the Certificate of Insurance is current and names you as the certificate holder before work begins.

Installation Method — Foam Adhesive on Steep Slopes

FLAG

The estimate specifies foam adhesive as the sole fastening method for the entire roof with no distinction by pitch zone. This is a critical issue on this specific roof. Foam adhesive is the preferred method for pitches up to 6/12 — it eliminates screw penetrations through the underlayment which are a primary long-term leak source on lower slopes. However, foam alone is not code-compliant on pitches of 7/12 and above. This roof has 43.5% of its area at 7/12 or steeper per independent EagleView measurement. All sections at 7/12 and above require individual mechanical screw fastening per Florida Building Code.

RECOMMENDATION

Require the contractor to revise the proposal to specify the correct fastening method by pitch zone: foam adhesive on the 5/12 sections (55.4% of roof), mechanical screw fastening on all 7/12, 8/12, and 9/12 sections (43.5% of roof). Do not sign the current specification as written.

Installation Method — Horizontal Battens Missing

FLAG

This roof has 33% of its area at 8/12 and 9/12 pitch. Florida Building Code requires horizontal battens on all tile installations at 8/12 and above. The estimate makes no mention of horizontal battens anywhere in the scope of work. On nearly a third of this roof, battens are a code requirement — not optional.

RECOMMENDATION

Require the contractor to add horizontal battens to the scope for all 8/12 and 9/12 sections before signing. This should be included in the base contract price.

Underlayment — Premium Specification

GOOD

The estimate specifies Polyglass TU Plus 80 mil self-adhered underlayment applied directly to the entire roof deck with cap nail annular fasteners under the laps. Additionally, 36" wide SA Ply-base is specified over all valley areas prior to underlayment and valley metal — adding meaningful water protection at the most vulnerable areas on this complex 58-facet roof. This is a premium specification that exceeds minimum FBC requirements.

RECOMMENDATION

No action required on underlayment specification. Confirm at inspection that Polyglass TU Plus 80 mil is the product actually installed and that the 36" valley pre-lining is applied before valley metal at all valleys on this roof.

Scope — Existing SA Underlayment Discovery Clause

FLAG

The proposal contains a clause adding \$1.50 per square foot if an existing self-adhered underlayment is discovered on the deck at tear-off. On a roof of this size (8,944 sq ft), if existing P&S; is found on any significant portion of the deck, this clause could add thousands of dollars to the final price with no stated cap. This is real open-ended cost exposure the homeowner should understand and budget for before signing.

RECOMMENDATION

Ask the contractor whether they expect to find existing self-adhered underlayment based on the age and history of this roof. Request a not-to-exceed figure for this additional cost. If they cannot estimate the likelihood, ask for a pre-contract inspection of accessible eave areas to assess the existing underlayment type.

Scope — Stucco Cutting Not Included

REVIEW

The proposal notes that if stucco or siding must be cut to properly address wall flashing details, replacement will be performed by others and additional charges may be incurred. On a Collier County home of this size and age, wall flashings embedded in stucco are common. Cutting and re-stuccoing at wall transitions is standard practice in Florida tile reroofs but is excluded from this scope.

RECOMMENDATION

Ask the contractor to assess wall conditions on a pre-contract walkthrough and provide an estimated cost for stucco work. Confirm who performs the stucco replacement — 'by others' means the homeowner must separately arrange and pay for this.

Scope — Roof-to-Wall Connections

REVIEW

The proposal provides line item pricing for roof-to-wall connection improvements if required — hurricane straps, additional nails, and decking removal for strap access. This transparent pricing is a positive. However, connections have not been assessed pre-contract. Given the property value and Collier County location, FBC requires connection assessment and retrofitting if inadequate. Cost is capped by Florida law at 15% of the re-roof contract price.

RECOMMENDATION

Request a pre-contract assessment of existing roof-to-wall connections. Knowing the connection type and estimated retrofit cost before signing protects against unexpected mid-job costs. A post-completion wind mitigation inspection documents connection type for insurance premium purposes.

Scope — Ventilation

GOOD

The estimate removes and replaces existing goose neck vents as needed and installs new 4-foot off-ridge vents for higher capacity exhaust ventilation. Four-foot off-ridge vents are the correct specification — they drain properly without creating water pockets. New vents at time of reroof is the correct approach.

RECOMMENDATION

Ask the contractor to specify the number of 4-foot off-ridge vents to be installed. Confirm whether the attic is vented or unvented (spray foam on sheathing) — if unvented, vents may not be needed.

Scope — Property Protection

GOOD

The proposal commits to protecting A/C units, pool equipment, garage doors, and windows with wood, protecting landscaping with tarps, hauling debris, and running magnets daily. This level of explicit property protection commitment is a positive indicator of professional standards and is more detailed than most proposals reviewed.

RECOMMENDATION

Confirm protection measures are in place before any tear-off begins. Document with photos before the job starts.

Warranty — Below Standard

REVIEW

The proposal states a 7-year labor warranty. For a full tile reroof of this size and complexity at \$103,000, a 10-year workmanship warranty is the Florida market standard. No tile manufacturer warranty documentation is referenced — confirm for the specific tile selected.

RECOMMENDATION

Negotiate a 10-year workmanship warranty before signing. Request manufacturer warranty documentation for the selected tile and confirm the warranty is transferable for future resale value.

Contract Terms — Final Payment Not Tied to Inspection

FLAG

The contract explicitly states twice — once in the scope section and once in the payment section — that final payment is due upon completion of the job and is explicitly NOT dependent on final inspection results. This means the contractor could demand full payment on a roof that fails municipal inspection. Completion and passing inspection are not the same event.

RECOMMENDATION

Negotiate removal of this language before signing. Final payment should be due only after the Collier County final inspection is passed. This is a standard homeowner protection that no quality contractor should object to.

Contract Terms — 20% Cancellation Penalty

FLAG

The cancellation clause states the contractor is entitled to liquidated damages of 20% of the total contract value if cancelled before construction begins. On a \$103,000 contract this represents \$20,600. Resolve all scope issues — particularly the installation method and batten requirements — before signing. Do not sign with the intent to renegotiate after.

RECOMMENDATION

Be aware of this penalty before signing. Ensure all flagged items are corrected in a revised proposal that you are fully comfortable with before committing to this contract.

OVERALL SUMMARY & RECOMMENDATION

5 FLAGS

4 REVIEWS

4 GOOD

OVERALL ASSESSMENT

This contractor is credentialed, BBB accredited, and has a strong local track record. The underlayment specification and property protection commitment are genuinely strong. However, this proposal has five critical flags that make it impossible to recommend signing as written.

1. **FOAM-ONLY ON STEEP SLOPES:** Foam adhesive specified for the entire roof. 43.5% of this roof is at 7/12 or steeper — all requiring mechanical screw fastening per Florida Building Code.
2. **BATTENS MISSING:** 33% of roof is at 8/12 or steeper — all requiring horizontal battens per Florida Building Code. Not mentioned anywhere in the scope.
3. **OPEN-ENDED DISCOVERY CLAUSE:** If existing P&S; underlayment found at tear-off, \$1.50/sqft additional charge with no cap. Potential for significant unexpected cost on a roof this size.
4. **FINAL PAYMENT NOT TIED TO INSPECTION:** Stated twice in bold that payment is not dependent on inspection results. This language must be negotiated out before signing.
5. **20% CANCELLATION PENALTY:** \$20,600 on a \$103,000 contract. Resolve all scope issues in a revised proposal before committing.

REQUEST A REVISED PROPOSAL ADDRESSING ALL FLAGGED ITEMS BEFORE SIGNING.

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