

# Roof Quote Comparison Worksheet

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Use this form to compare roofing bids by scope, hidden conditions, winter details, documentation, and exclusions before comparing the final price.

## How to use it

Ask every contractor to fill the same assumptions: measured roof squares, pitch, layers, tear-off, decking, underlayment, ice-dam membrane, flashing, ventilation, permits, cleanup, and change-order rules. A lower number is only useful if it covers the same roof.

## Planning note

This worksheet is not a bid, legal opinion, permit determination, insurance opinion, or warranty. It is a homeowner comparison form for collecting written scope details.

### PROPERTY ADDRESS

\_\_\_\_\_

### CITY / COUNTY

\_\_\_\_\_

### ROOF AGE / KNOWN LAYERS

\_\_\_\_\_

### ROOF TYPE DESIRED

\_\_\_\_\_

### STORM DATE / CLAIM STATUS IF RELEVANT

\_\_\_\_\_

### ICE-DAM OR LEAK HISTORY

\_\_\_\_\_

### CABIN, LAKE HOME, REMOTE OWNER, PRIVATE ROAD, WINTER ACCESS, OR SPECIAL STAGING NOTES

\_\_\_\_\_

## 1. Quote Snapshot

COMPARISON ITEM	CONTRACTOR A	CONTRACTOR B	CONTRACTOR C
<b>Company / contact</b>			
<b>Total planning price</b> Include allowances and exclusions.	\$	\$	\$
<b>Measured roof squares</b> Not house square footage.			
<b>Material system</b> Asphalt, premium asphalt, metal, low-slope membrane.			
<b>Start / duration</b> Weather and access assumptions.			
<b>Permit responsibility</b> Who verifies and pulls required permits?			

Tip: Attach the written proposal, product sheet, warranty language, and photos to this worksheet. Compare scope first, then price.

# What Is Actually Included?

## 2. Scope Matrix

SCOPE ITEM	CONTRACTOR A	CONTRACTOR B	CONTRACTOR C
<b>Tear-off vs roof-over</b> All layers removed? Existing layer count assumed?			
<b>Deck repair pricing</b> Per sheet or board price for hidden rot.			
<b>Underlayment</b> Synthetic felt, high-temp areas, low-slope details.			
<b>Ice-dam membrane</b> Eaves, valleys, walls, penetrations, code locations.			
<b>Valleys</b> Open, closed, metal, membrane, waste factor.			
<b>Chimney / wall flashing</b> Step flashing, counterflashing, cricket, masonry exclusions.			
<b>Skylights</b> Replace, reflash, exclude, or allowance?			
<b>Pipe boots / vents</b> Products named and included?			
<b>Ventilation</b> Intake, exhaust, baffles, blocked soffits, ridge or roof vents.			
<b>Bath / kitchen fans</b> Confirmed outdoors, not attic discharge?			
<b>Low-slope sections</b> Membrane system, drainage, edge metal, tie-ins.			
<b>Gutters / fascia / soffit</b> Included, coordinated, or excluded?			
<b>Storm documentation</b> Photo set, damage notes, insurer communication limits.			
<b>Cleanup / protection</b> Landscaping, driveway, magnets, dumpster, debris path.			
<b>Change orders</b> Written approval before hidden-condition charges?			

## 3. Wisconsin-Specific Checks

<input type="checkbox"/> Ice-dam history discussed.	<input type="checkbox"/> Attic air leaks and insulation clues discussed.
<input type="checkbox"/> Soffit intake and roof exhaust discussed.	<input type="checkbox"/> Private road, lake lot, or cabin access discussed.

Permit path verified locally.

Deck-repair unit price is written.

Flashing replacement is explicit.

Deductible and claim promises avoided.

# Pick the Clearest Scope, Not Just the Lowest Number

## 4. Score the Proposals

Contractor A	Contractor B	Contractor C
Scope clarity _____	Scope clarity _____	Scope clarity _____
Hidden condition rules _____	Hidden condition rules _____	Hidden condition rules _____
Wisconsin roof details _____	Wisconsin roof details _____	Wisconsin roof details _____
Documentation _____	Documentation _____	Documentation _____
Total confidence _____	Total confidence _____	Total confidence _____

## 5. Questions to Resolve Before Signing

**QUESTION 1**  
\_\_\_\_\_

**QUESTION 2**  
\_\_\_\_\_

**QUESTION 3**  
\_\_\_\_\_

**CHOSEN CONTRACTOR AND REASON**  
\_\_\_\_\_

**ITEMS THAT MUST BE ADDED TO THE CONTRACT BEFORE WORK STARTS**  
\_\_\_\_\_