

# What is the difference between a roof estimate and an inspection proposal?

Many roofing contractors offer 'free' estimates for services to your roof. However, these estimates are guesses at best by the contractor and contain both vague and restrictive information.

The NRCIA advocates for professional proposals for homeowners so they have confidence in the services provided by certified NRCIA members. Proposals are accurate and provide options for the homeowners based on their needs and budget.

Below is a quick guide to help learn more about the differences between a contractor's estimate and an NRCIA member's proposal.

	Other's ESTIMATE	NRCIA Member PROPOSAL
<p><b>Cost of roof inspection</b></p> <p>The cost of roof inspection can vary, depending on the building's location and square footage.</p>	 Usually free	 Consultation fee
<p><b>Need time-frame</b></p> <p>The projected time frame for the work to be needed.</p>	 Future need (for budgeting purposes)	 Current need
<p><b>Clearly defined scope</b></p> <p>Specific inclusions, exclusions, assumptions and variables of the project are included for total transparency.</p>	 No	 Yes
<p><b>Basis for evaluation</b></p> <p>Zones of inspection considered in evaluation.</p>	 Brief rooftop inspection	 Thorough inspection of interior, perimeter, garage, attic & rooftop
<p><b>Report results</b></p> <p>The accumulation of the roof inspection findings compiled into a customer report.</p>	 Simple description	 Detailed report with photographs
<p><b>Price credibility</b></p> <p>The quality and trustworthiness of the price quoted in the report.</p>	 Usually a range or rough calculation; maybe grossly inaccurate	 Specific and accurate
<p><b>Fixed-price</b></p> <p>The price quoted in the report is fixed and cannot be increased upon new discoveries as the project develops.</p>	 No, the price can increase as issues are discovered	 Yes, the price is fixed unless the scope of work changes
<p><b>Timeliness of report</b></p> <p>The amount of time for a customer to receive a report after an inspection.</p>	 Usually after one week	 Within 24 hours
<p><b>Eligible for a LeakFREE® Certification</b></p> <p>Only roofs that had a LeakFREE® Roof Inspection may be eligible for our LeakFREE® Roof Certification.</p>	 No	 Yes
<p><b>Inspector credibility</b></p> <p>The inspector is NRCIA-certified, experienced, and has general liability and worker's compensation insurance.</p>	 Unknown	 Yes
<p><b>Contractor credibility</b></p> <p>The contractor is NRCIA-certified, experienced, licensed, bonded, and insured.</p>	 Unknown	 Yes



The NRCIA is dedicated to bringing confidence and credibility to the roof inspection industry. NRCIA members are advocates for the integrity of the roofing systems and roof inspections. The real estate industry trusts the NRCIA and its professionally accredited members to provide world-class inspections and certifications on every roof.

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