HOMEOWNER RESOURCE GUIDE 2

Your Roofing Project: What to Expect

A homeowner's guide to preparing for, living through, and completing roof installation.

Presented by the Roofing Contractors Association of Southern California | Serving the Industry Since 1936

A roof replacement can be noisy, dusty, and disruptive. Knowing what to expect can help protect your home and make the project run more smoothly.

Before work begins

- Confirm the project schedule, daily work hours, access needs, and a reliable contact person. Check any HOA or community restrictions.
- Review the approved material selection and confirm delivered products with your contractor before installation.
- Move vehicles, patio furniture, planters, decorations, and fragile outdoor items away from work and delivery areas.
- Discuss driveway, lawn, sprinkler, landscape, and gate protection. Heavy delivery equipment can affect access and surfaces.
- Identify available power outlets if the contractor requests electricity.
- Secure wall hangings and fragile belongings; cover attic items and consider dust protection for sensitive areas.
- Discuss what happens if hidden decking damage is found and how added costs will be documented and approved.
- Plan for children, pets, deliveries, parking, and limited driveway access.

During roof removal and installation

- Expect hammering, saws, foot traffic, vibrations, falling debris, and occasional dust. Conditions vary by roof type and construction.
- Keep children, pets, and visitors away from work zones, ladders, dumpsters, and material storage. Confirm gates are secured.
- Keep your phone available if you are away so the contractor can reach you about questions or unexpected conditions.
- Ask how exposed roof areas will be protected from weather at the end of each workday and whenever rain threatens.
- Ask about daily debris removal and magnetic nail sweeps where appropriate; no cleanup method guarantees every fastener is found.
- Some roofing products may produce odors or fumes. Discuss ventilation and any special concerns in advance.
- Ask who coordinates required inspections and whether you need to provide access. Requirements vary by city and project.

After the project is complete

- Walk the property with your contractor and review any concerns or unfinished items.
- Confirm cleanup, removal of excess materials, and any required final inspections.
- Collect copies of warranty documents, maintenance instructions, permit sign-offs when applicable, and other project records.
- Ask about any applicable conditional or unconditional lien releases and confirm payment obligations before final payment.
- If you are satisfied, consider leaving a factual review or referring the contractor to others.

Homeowner project checklist

☐ Before: HOA rules and schedule confirmed

☐ Before: material selection and delivery plan confirmed

☐ Before: vehicles, plants, outdoor belongings, and attic items protected

☐ Before: hidden-damage and change-order process understood

☐ During: pets and children kept clear of work zones

☐ During: weather protection and daily cleanup discussed

☐ After: walkthrough and punch-list items reviewed

☐ After: warranty, permit, payment, and applicable lien records collected

Find a roofing professional

Explore the RCASoCal member directory at www.rcasocal.org. Verify California contractor license status and related records independently at www.cslb.ca.gov.

Important note

This guide provides general educational information, not legal, engineering, or warranty advice. RCASoCal provides a directory of association members but does not guarantee, warrant, or represent any contractor or their workmanship. Membership is not a substitute for independently verifying qualifications, insurance, references, and license status. Requirements vary by project and jurisdiction.