

How to Choose the Best Roofer in Philadelphia

A new roof is one of the most important investments you'll ever make in your home. It protects everything you own from the elements. But the quality of that protection depends entirely on the roofer you hire. With so many options, how do you choose a [roofer in Philadelphia](#) you can trust?

It's about more than just a good price. You need a contractor who is skilled, insured, and reliable. This 7-point checklist will help you separate the professionals from the "fly-by-night" crews.

1. Are They Licensed in PA and Fully Insured?

This is non-negotiable. Ask for two things:

- PA Home Improvement Contractor (HIC) Number: You can verify this number on the state's Attorney General website.
- A Certificate of Insurance (COI): This must include General Liability (in case they damage your property) and Workers' Compensation (in case a worker is injured on your job). If they don't have workers' comp, you could be held liable for medical bills.

2. Do They Have Local Philadelphia Experience?

Philadelphia roofing is unique. We have a huge stock of older homes, hundreds of flat-roofed rowhomes, and specific weather patterns (like ice dams and heavy, wet Nor'easter snow). A general contractor from the suburbs may not understand the specific challenges of a 100-year-old rowhome. Look for a roofer who has a deep portfolio of completed jobs right here in the city.

3. Can They Show You Recent Reviews and References?

A good roofer is proud of their work. Check their online reputation on sites like Google, Angi, and the Better Business Bureau. Look for trends in the reviews. Are they praised for being on time? Is their communication clear? Do they do a good job cleaning up? Don't be afraid to ask for references of recent, local jobs you can drive by or call.

4. Do They Provide a Detailed, Itemized Written Estimate?

Never accept a "handshake deal" or a price written on the back of a business card. A professional estimate is a multi-page document that itemizes everything: the exact materials being used (brand and type of shingle), the scope of work (tear-off, underlayment, flashing), and the cost for both labor and materials. This protects you from surprise charges later.

5. What Warranties Do They Offer?

There are two warranties you must get:

- **Manufacturer's Warranty:** This covers the materials themselves against defects.
- **Workmanship Warranty:** This is the roofer's own warranty on their labor. This is arguably more important, as most roof failures are due to poor installation. A roofer who stands by their work will offer a workmanship warranty of at least 5-10 years.

6. How Do They Handle Communication and Clean-Up?

A roofing job is disruptive. Will you have a dedicated project manager? How will they protect your landscaping and siding? Do they use a "catch-all" system for debris? A professional roofer has a clear plan for property protection and a thorough clean-up process, including using magnetic rollers to find stray nails.

7. Do They Offer Fair, Transparent Pricing?

The lowest bid is often a red flag. It can mean they're uninsured or using subpar materials. Instead of the "cheapest," look for the best value. A roofer who offers fair, transparent pricing without high-pressure sales tactics is one you can trust. They should be able to explain why they are recommending a certain product or service.

Your Next Step: Talk to Our Team

Discounted Roofing LLC ticks every box on this list. We are a fully licensed and insured Philadelphia roofing company built on trust and quality. Before you make your final decision, contact our Philadelphia roofing team for a free, no-pressure consultation.