South Florida Roofing Buyer's Guide

We Build Trust

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A. Price and extras

How much will the project cost?

Most of Bigfoot's roofing projects run between $15,000 and $51,500. Bigfoot's estimator prices a roof by the square, and one square is 100 square feet. Where a roof lands in that range depends on its size, the roof system chosen, the slope and height of the roof, and how much wood has to be replaced once the old roof is off. How easy the roof is to reach can also affect the price. For a fuller breakdown, see https://bigfootwindowsandroofing.com/roofing-pricing-south-florida/.

What is the price difference between the roofing options?

Bigfoot's estimator prices each roof system by the square, and shingle, tile, metal and flat systems each have their own rate. This guide does not print those rates; your proposal shows the price for the system you choose. Bigfoot often prices more than one option for the same roof, so you can compare systems on the same scope. The state hurricane guide says that whichever type you pick, you should insist on a wind resistant roof cover. To read more about each roof system, see Bigfoot's pages on shingle roofing (https://bigfootwindowsandroofing.com/shingle-roofing/), tile roofing (https://bigfootwindowsandroofing.com/tile-roofing-2/), metal roofing (https://bigfootwindowsandroofing.com/metal-roofing/), BTR metal tile (https://bigfootwindowsandroofing.com/btr-metal-tile-roofing/) and flat roofing (https://bigfootwindowsandroofing.com/flat-roofing/).

Does the company offer discounts or a lower price?

There is no cash discount at this time. Bigfoot offers a 20% discount when a homeowner chooses to pre-purchase wood, and any unused wood is refunded at close-out.

Is the quoted price exact or only an estimate?

A Bigfoot roofing proposal and the price in it are good for 30 days. The quoted price is exact for the cost of the roof. The one thing nobody can know for certain until the old roof is torn off is how much damaged wood has to be replaced. Some signs show from the outside and in the attic, but the final amount is known only once the crew is walking on the roof deck. The building code requires damaged wood to be replaced, because the roof has to be attached to solid wood to hold up in hurricane winds. The price covers the scope written in the proposal, which is based on the visible conditions, the available records, the measurements and the roof system selected. Extra work, such as rotted wood found after the old roof is off, is added only by a change order that tells you the cost before the work proceeds.

When does the proposal become a binding contract?

This proposal becomes a binding contract only when (1) you have signed it and (2) either we have received your deposit or your financing agreement has been signed.

Can extra work found during the job be added, and at what cost?

During tear-off, if wood is found in bad condition, it has to be replaced, because the roof needs a solid base to attach to. The cost follows the carpentry rates attached to the contract, charged per linear foot or per square foot of wood replaced. Bigfoot submits a report at the end of the day, unless the homeowner is home or present during the installation. A standard Bigfoot contract includes five sheets of plywood or 90 linear feet of tongue-and-groove wood, plus 60 linear feet of fascia. Wood beyond that is charged at the published carpentry rates. Bigfoot's carpentry rates are listed in the table below. If you pre-purchase wood ahead of time, you get 20% off, and any wood not used is credited back to you. On one recent Bigfoot metal roof, 19 sheets of plywood decking were needed where 5 were in the contract, and the extra was added by a change order the homeowner approved.

Carpentry replacement rates

Item	Rate
Roof deck	
Tongue-and-groove board, 1x6	$5.50 per linear foot
Tongue-and-groove board, 1x8	$5.81 per linear foot
Plywood sheet 4x8 ft, 1/2 in	$181.28 per sheet
Plywood sheet 4x8 ft, 5/8 in	$166.72 per sheet
Plywood sheet 4x8 ft, 3/4 in	$206.96 per sheet
T1-11 sheet, 4 in groove spacing	$166.30 per sheet
T1-11 sheet, 8 in groove spacing	$155.00 per sheet
Plywood re-cover layer over the old deck	$126.72 per sheet
Fascia (spruce)	
1x4	$10.00 per linear foot
2x4	$12.10 per linear foot
1x6	$12.01 per linear foot
2x6	$12.43 per linear foot
1x8	$12.84 per linear foot
2x8	$15.56 per linear foot
1x10	$13.80 per linear foot
2x10	$15.63 per linear foot
1x12	$14.82 per linear foot
2x12	$20.50 per linear foot
Fascia, second floor	
1x4	$14.00 per linear foot
2x4	$16.10 per linear foot
1x6	$16.02 per linear foot
2x6	$16.42 per linear foot
1x8	$16.84 per linear foot
2x8	$19.56 per linear foot
Fascia, second floor	
1x10	$17.80 per linear foot
2x10	$27.62 per linear foot
1x12	$26.82 per linear foot
2x12	$28.50 per linear foot
Soffit	
Soffit plywood, 1/2 in	$215.00 per sheet
T1-11 sheet, 4 in groove spacing	$200.00 per sheet
T1-11 sheet, 8 in groove spacing	$200.00 per sheet
1x6	$11.50 per linear foot
1x8	$12.00 per linear foot
1x10	$12.50 per linear foot
1x12	$13.00 per linear foot
Soffit vent screen	$9.00 per linear foot
Truss (yellow pine)	
2x4	$7.50 per linear foot
2x6	$8.60 per linear foot
2x8	$13.56 per linear foot
Furring	
Furring strip 1x2, pressure-treated	$1.00 per linear foot
Removal	
Insulation removal	$0.20 per square foot
Anchor (base) sheet removal	$0.40 per square foot
Underlayment removal	$0.32 per square foot
Self-adhered underlayment removal	$0.50 per square foot
Plaster board	$40.00 per sheet

Can you know beforehand how much plywood will need replacing?

A standard Bigfoot contract includes five sheets of plywood or 90 linear feet of tongue-and-groove wood, plus 60 linear feet of fascia. Before the sale, some signs of damaged wood can show from the outside and in the attic. Bigfoot tries to estimate the wood as closely as it can: as a rule of thumb, it estimates 2 to 3 sheets of plywood for each area of the house that has a leak. Termite damage and wood rot can be a different story. Hidden conditions under the old roof cannot be fully judged until the roof covering is removed. Wood beyond the allowance is priced at Bigfoot's published carpentry replacement rates and is added only by a change order. If you prefer, you can pre-purchase an estimated amount of wood at 20% off, and any wood not used is refunded.

B. Payment and financing

How does the payment schedule work, and when are funds drawn?

On a new roof, the proposal splits payment into four steps: a 30% Deposit, 30% at Dry-In Inspection Passed, 30% at Roof Covering Materials Delivered And Installation In Progress, and a 10% Final Balance. Each step is a separate payment, not one lump sum. The final payment is due on completion and the final building-department inspection.

Does the company require a deposit or down payment upfront?

Yes, unless the job is financed. On a new roof the first payment is a 30% Deposit, and the schedule then continues with 30% at Dry-In Inspection Passed, 30% at Roof Covering Materials Delivered And Installation In Progress, and a 10% Final Balance. The schedule is shown on the ways-to-pay page of the proposal. When a job is financed, Bigfoot can proceed with no deposit and no payments along the way once the financing company approves the financing agreement, as long as the full cost of the job is financed or included in the financing approval. For a roof repair, ask for the payment schedule in writing in the repair estimate.

What financing does the company offer, and which lender is used?

> Bigfoot's roofing proposal shows three financing lenders: Renew Financial, GreenSky and Service Finance Company.

> It also shows two programs that are not lenders: Florida PACE, a property-assessed financing program, and My Safe Florida Home, the state's home-hardening grant program.

The actual rate, term and approval come from the lender or program you apply with, so ask for the terms in writing.

What would the monthly payment be?

Bigfoot's roofing proposal links to Bigfoot's financing calculator at https://bigfootwindowsandroofing.com/financing-calculator/, where you can try your own numbers. In Bigfoot's lender training, Renew Financial explained that a longer term gives the lowest monthly payment. The CFPB explains that the longer the loan term, the lower your monthly payments but the more you pay in interest over the life of the loan. This is a general idea: Bigfoot tries to be as accurate as possible, but interest rates and terms may vary.

What are the financing interest rates and APR?

Rates come from the lender, not from Bigfoot, and every financing option Bigfoot offers is subject to lender approval and terms. The interest rate is the yearly cost of borrowing, while the APR is a broader measure that also counts points, fees and other charges, so it is usually higher. Rates usually run between 8% and 12% on average, and your own rate depends on the lender and your application.

Over what length of time would the financing be spread?

In Bigfoot's lender training, Renew Financial said it offers 5, 10, 15 and 20-year terms, with up to 20 years for roofing. The 20-year term is also available for impact windows. There is no prepayment penalty. Bigfoot's other lenders typically offer terms of up to 10 years. The CFPB explains that the longer the loan term, the lower your monthly payments but the more you pay in interest over the life of the loan.

What qualifications or personal information does financing require?

The financing company can ask for bank statements, pay stubs or W-2s at any point. For PACE, Florida law requires that your property taxes are current and have not been late at any time in the past 3 years, or for as long as you have owned the home if that is shorter. You must also be current on your mortgage. There can be no involuntary liens on the home, such as construction liens. In Bigfoot's lender training, Renew Financial said its application uses a soft credit check, which does not affect your credit score. It is not a hard pull. The CFPB explains that a hard inquiry, made by a lender after you apply, can affect your credit score, while a soft inquiry, such as checking your own report, does not. Ask each lender which kind of check it uses before you apply.

How does PACE financing work, and is it a lien on my house?

Florida PACE appears on Bigfoot's roofing proposal as a property-assessed financing program, not as a lender. In Bigfoot's lender training, Renew Financial explained that PACE payments are made through your property taxes, so the first payment comes when the amount reaches your property tax bill. PACE is offered by more than one program, not only Renew. Interest builds from the day the work is finished until that first tax bill, and it is added to the amount you finance. Financing starts when the job is completed, not when you sign: if you sign in January and the job is completed a few months later, the financing starts then. Under the Florida statute, the financing agreement results in a lien on the property from the date it is recorded. Many homeowners do not like the word lien, but the lien stays only until the financing is paid off. It is the same as a mortgage: unless your house is paid off, your mortgage company has a lien on it too, and if you have a home equity credit line, that is another lien. As long as the financing is paid, homeowners should not have anything to worry about. Florida property tax bills come out in November and must be paid before April 1. Your first payment is usually due about 12 to 20 months after the job, depending on when it's funded. If your mortgage company pays your property taxes, your monthly mortgage payment may go up sooner. Ask your lender for your exact first due date. Ask the program in writing about the yearly amount and how long it lasts.

Can I make extra payments or pay off financing early without penalty?

In Bigfoot's lender training, Renew Financial said its financing has no prepayment penalty. This goes for all of Bigfoot's financing options. You can make partial or extra payments. With PACE and with Renew, the financing re-amortizes once a year: if you pay a large amount above your normal payment, your payment for the rest of the term goes down. With a traditional loan, extra payments do not lower the monthly payment; it stays the same until the loan is paid off. Lenders outside Bigfoot's financing options set their own terms, subject to their approval, so ask any such lender for its prepayment terms in writing. A prepayment penalty is a fee some lenders charge when a loan is paid off early.

C. Warranty and quality

What warranty comes with the roof, what does it cover, and how long?

Bigfoot gives a 10-year workmanship warranty on a new roof, and a roof repair carries a 1-year warranty on the repaired area. The 10-year coverage begins when the project reaches final inspection or permit closeout, and it can be transferred once. The repair warranty begins the day the repair is finished and is not transferable. The roofing material also has its maker's warranty: GAF for shingle, Westlake and TileSeal for concrete tile, Santafe or Verea for clay tile, and Englert and Metal Alliance for metal panels. Bigfoot's workmanship warranty is separate from the manufacturer's warranty.

How good is the quality and durability of this roofing?

Bigfoot does not sell low-quality roofing systems: for example, it does not sell 3-tab shingles or 26-gauge standing seam metal panels, and it does not install low-quality underlayment. Bigfoot's standing seam metal roof is clip-fastened only. Whether you sell or stay, someone will live under that roof, and if there is a problem they will look up who installed it. Bigfoot would rather pass on a job than put its name on a roof it would not stand behind. On shingle roofs, Bigfoot's base package already includes a GAF StormGuard or WeatherWatch leak barrier. The installation is covered by Bigfoot's 10-year workmanship warranty, and the material by its maker's own written warranty. Bigfoot tries to look in the attic to see how the roof is attached to the walls, one of the most overlooked items. Strength in a hurricane is not only about the roof covering. Hurricane straps tie the roof to the walls and help keep the whole roof structure, covering included, from being torn off. Many people compare metal, tile and shingle roofs but overlook how the roof is attached to the walls. Bigfoot sees straps as the single best investment you can make on your house: homeowners who upgrade from toenails or clips to single or double straps typically earn their money back within the first 3 to 8 years, and every year after. Lower insurance costs can also help when you sell, because more buyers can qualify. To read more, see https://bigfootwindowsandroofing.com/hurricane-straps/.

What does the GAF shingle warranty cover?

Bigfoot's shingle roofs use GAF Timberline HDZ architectural shingles. A manufacturer's warranty covers only the materials or system items described in the manufacturer's issued warranty. Coverage, duration, registration requirements, exclusions and wind limitations vary by product and warranty level. The proposal's warranty section will identify the exact GAF warranty included. Bigfoot's workmanship warranty is separate from the manufacturer's warranty.

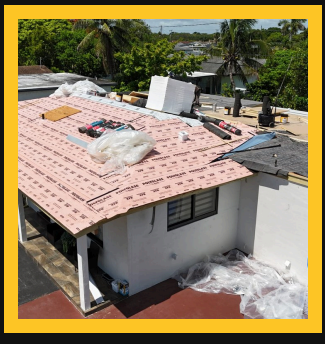
D. Materials and how it is installed

What underlayment or insulation goes under the roofing material?

Underlayment is the water-resistant layer under the roofing; Bigfoot's proposals call it secondary water protection. Bigfoot's peel-and-stick underlayment covers the entire roof deck on every sloped roof system: shingle, tile and metal (one spray foam exception is explained in the next answer). GAF StormGuard or WeatherWatch leak barrier goes under shingles, Boral TileSeal under tile, and full-coverage Polyglass Polystick XFR under metal, or another specifically selected approved product named in the proposal. On a flat roof the membrane system itself is the waterproofing, and polyiso insulation boards, flat or tapered to steer water to the drains, go under it only when the proposal includes them. Before anything goes down, the crew checks the deck exposed at tear-off and replaces bad decking to the extent the proposal includes; hidden damage beyond that is handled by change order.

Why would a contractor use felt paper instead of synthetic underlayment?

Bigfoot does not use synthetic underlayment. Bigfoot's peel-and-stick underlayment covers the entire roof deck on every sloped roof system: shingle, tile and metal (one spray foam exception is explained below). Shingle roofs use GAF StormGuard or WeatherWatch leak barrier, tile roofs use Boral TileSeal, and metal roofs use full-coverage Polyglass Polystick XFR, a high-temperature self-adhered underlayment. Another specifically selected approved underlayment may be written into your proposal. Bigfoot applies peel-and-stick underlayment directly to the roof deck, and it also meets insurance requirements for a secondary waterproofing barrier. Not using synthetic does not mean going without underlayment. On a flat roof the membrane system itself is the waterproofing, so there is no separate underlayment line. Underlayment is a second layer of protection; it does not replace the roof covering, the flashings or the drainage. Where there is spray foam insulation on the underside of the roof deck, which is uncommon in South Florida, the underlayment changes on every pitched roof. On a shingle roof, 30-pound felt is used instead. On a tile roof, 30-pound felt is installed first, with a tile underlayment such as Polyglass Polystick TU Plus on top. On a metal roof, 30-pound felt is installed first, with VersaShield on top. Bigfoot does not use 15-pound felt paper. The state hurricane guide warns that basic 15-pound felt can blow off in strong wind even when new, so check which underlayment any proposal names.



D. Materials and how it is installed

How is this roofing applied?

Every Bigfoot roof follows the same steps in the proposal: tear off down to the deck; check the exposed deck, re-secure it and replace bad decking (hidden damage beyond the proposal goes by change order); install the secondary water protection; install new edge metal, valleys and flashings; flash the vents and other openings; then install the roof covering with the attachment method stated in the proposal and its product approval, pass the roofing inspections, and clean up with a magnetic sweep. For tile, attachment is mechanical fastening, an approved adhesive set, or a combination, depending on the tile's product approval, the roof zone and the roof height; the proposal says which.

What attaches the tiles to the roof?

On a Bigfoot tile roof, the tile is attached by fastening, an approved adhesive set, or a combination, as the tile's product approval, the roof location, the roof height and the design pressures require. Bigfoot mostly sets tile in foam adhesive, and mortar is used at places like the ridge and the rake. On roofs steeper than a 5:12 slope, nails are added as well: the first row is nailed, and then every third row.

What is the difference between hot mop and TPO roofing?

Bigfoot's proposals offer three flat-roof systems. TPO (GAF EverGuard, reinforced 60-mil) is a single-ply plastic membrane, usually white, whose seams are fused with hot air into one continuous sheet. Hot mop is a hot-applied, multi-ply modified bitumen roof: layers set in hot asphalt or an approved adhesive. Peel-and-stick (Polyglass) is a multi-ply modified bitumen roof whose layers stick down without the hot kettle. None of the three creates slope by itself; tapered insulation does that when the proposal includes it. Your proposal names the system quoted, and the manufacturer warranty depends on that exact system.

D. Materials and how it is installed

Is this the standing seam option and who is the supplier?

Bigfoot's standing seam metal roof is clip-fastened only. Its panels are minimum 24-gauge Galvalume steel. The proposal calls it a 1.5-inch clip-fastened standing seam roof using the selected approved Englert or Metal Alliance panel system. Concealed clips and fasteners hold the panels, so the main roof surface is not pierced by exposed screws. Many roofing companies offer snap-lock metal panels because they are easier to install, but snap-lock does not have the same performance ratings as a clip-fastened standing seam roof, so a homeowner may think they are buying the best metal system when they are not. Three things to check on any metal roof proposal: whether the panels are ribbed; whether they are 24-gauge (26-gauge can still pass code, but Bigfoot does not offer it); and the paint on the metal. Bigfoot offers metal from Englert and Metal Alliance, whose paint warranties run about 30 to 50 years against peeling, chipping, fading, cracking and chalking. Englert's Kynar paint warranty is 35 to 40 years, depending on the location. Metal Alliance covers up to 50 years against chipping, cracking and peeling, and up to 40 years against chalking and fading.

What metal tile styles or designs are offered?

Bigfoot's metal tile roofs use BTR Systems metal tile: factory-finished steel panels shaped to look like a dimensional tile roof. The three BTR profiles in Bigfoot's estimator carry a Miami-Dade approval: Tremblant (German Simetric) in a painted finish, under NOA 23-1221.03, and Blizzard and Mistral in a stone-coated finish, under NOA 23-1221.02. All three are 26-gauge steel panels; Tremblant is fastened through the panel, and Blizzard and Mistral are fastened the way their own approval requires. Each approval sets its own wind-pressure limits for each roof assembly, so your permit uses the approval that matches the profile you pick. Bigfoot also offers Westlake stone-coated steel and Worthouse steel roof tiles. Westlake's Unified Steel roofing is stone-coated steel. Your proposal names the exact profile, finish and colour.



D. Materials and how it is installed

Is this roofing color available?

Bigfoot's proposal installs the roof in the color you select from the colors available for that product. We will also come to your house and show you the available product colors for the products you are choosing, and we have samples available when requested. If you live in an HOA, or a board of architects decides the acceptable colors and styles where you live, check its rules before you choose. Bigfoot can assist with, or handle, the HOA and board of architects approval where they apply. The state hurricane guide notes that lighter colored shingles do not get as hot as darker ones, so they should hold their strength longer.

Are existing roof vents replaced with new matching ones?

Bigfoot's proposal flashes the plumbing vents, exhaust vents and other roof openings in the work area, and replaces their flashings or boots where needed for a complete installation. On a shingle roof, a rigid ridge vent with matching intake vents is installed only where it is included, permitted and right for the attic. The reason: ridge vents and soffit vents work together, so a roof without enough soffit vents may need soffit vents opened before ridge vents are added.

Do I need roof ventilation or a ridge vent?

Bigfoot installs a rigid ridge vent at eligible ridge locations, together with the available intake ventilation. Ridge exhaust alone does not guarantee balanced attic ventilation. The final vent type, intake path and ridge eligibility follow the permitted design and manufacturer requirements.

E. Leaks, repair and the existing roof

What causes roof leaks, is mine leaking, and how do we find the source?

The main places a roof leaks are its penetrations, the openings where pipes, vents and fasteners go through it, and its valleys. That is why every Bigfoot roof replacement flashes the vents, curbs and other openings in the work area. To find a leak, Bigfoot gets into the attic and uses landmarks on the underside of the roof, such as penetrations, walls and vents, to find the general area, then locates the leak from above and repairs it. A Bigfoot roof repair carries a 1-year workmanship warranty on the repaired area. The Department of Energy lists leaks in the roof itself and poorly installed flashing around chimneys and other roof openings as ways moisture gets into an attic.

What is the difference between roof repair and replacement?

Bigfoot treats them differently: a new roof gets Bigfoot's 10-year workmanship warranty, while repair work is excluded from it and carries its own 1-year warranty on the repaired area. Bigfoot's website also has a Roof Repair or Replacement Quiz to help you think it through: https://bigfootwindowsandroofing.com/roof-repair-or-replacement-quiz/. Florida law says that when a roof built, repaired or replaced to the 2007 Florida Building Code or a later edition has 25 percent or more of it repaired, replaced or recovered, only that portion must meet the code in effect.



E. Leaks, repair and the existing roof

How old is the original roof?

Bigfoot's own job records use the county's public permit data, which lists each roof permit with its dates. Your county building department keeps permit records and property permit history, which can show when a past roof was permitted. A roofer's inspection is the way to judge how much life the roof has left.

What should be done about the flat roof and patio structure?

Bigfoot prices a flat roof, such as a patio roof, as its own low-slope roof section with its own flat-roof system in the proposal. Fixing poor slope or ponding is included only when the proposal says so, for example with tapered insulation that slopes water to the drains. Recent Bigfoot jobs have paired a metal roof with a peel-and-stick flat section, with tapered insulation on the flat part. Where a flat roof sits over an open ceiling, Bigfoot adds a plywood recovery layer and uses shorter fasteners, because nails showing on the underside of an exposed ceiling are the last thing Bigfoot wants.

What decking gets replaced if there is damage?

Bigfoot replaces deteriorated, damaged, delaminated or otherwise unsuitable roof decking to the extent included in the proposal. A standard contract includes five sheets of plywood or 90 linear feet of tongue-and-groove wood. If more is needed, the homeowner is notified of the condition and the cost before it is replaced. When a roof is replaced, Florida law also directs the building code to address roof-deck attachment, meaning the nails or screws that hold the plywood down.



F. The job: schedule, permits, scope, measuring

How long will the job take from signing to completion?

On average, a roof takes between one and three months from signing your contract to a completed roof. The time depends on the municipality, the type of roof covering and its availability, and custom colors, which can have longer lead times. Weather and unexpected events can also add time.

Does the contractor handle the permit?

Bigfoot does the permit work, including preparing and submitting the permit package, and records the Notice of Commencement. Bigfoot also schedules the required in-progress and final roofing inspections. The permit fees, municipality fees and standard engineering fees are part of a standard replacement. Specialty engineering and specialty architectural costs are not included unless your proposal says so. The permit package can be signed in person or by DocuSign, and a virtual notary can be used if you are out of state.

Does the company do the installation itself, and is it included in the price?

Bigfoot installs roofs with its own in-house crews. Bigfoot's proposal lists the roof as a full tear-off and re-roof, all-in, so the installation is part of the roof price. The proposal's standard inclusions are a full tear-off of the old roofing, new underlayment, standard flashing and pipe boots, and haul-away with dumpster disposal. Added items, such as hurricane roof-to-wall straps, show as their own lines on the proposal.

What does the job include besides the roofing itself?

A standard Bigfoot roofing contract includes the permit, municipality and standard engineering fees, five sheets of plywood or 90 linear feet of tongue-and-groove wood, and 60 linear feet of fascia. The proposal also covers site protection, tear-off and debris removal, deck checks, new underlayment and flashings, the roofing inspections, and a final cleanup with a magnetic sweep. Specialty engineering and specialty architectural costs, and any wood beyond those amounts, are not included unless your proposal says so. Satellite dishes, solar systems, air-conditioning equipment, electrical and plumbing changes, gutters and screens are left out unless your proposal lists them.

Will the gutters and fascia be removed during the roof replacement?

Bigfoot removes and disposes of gutters. Bigfoot does not reinstall them, because gutters are thin metal and are usually damaged even with careful handling, and they never look as good after being reinstalled. A homeowner can have them professionally removed and reinstalled by another company. Fascia is handled differently: a standard Bigfoot contract includes 60 linear feet of new fascia. Rotted fascia beyond that is photographed and shown to you for approval before it is replaced.

What will be done about the soffit and fascia?

Soffit work is not part of a standard Bigfoot roof; it is added only as its own item in the proposal. Fascia is different: a standard Bigfoot contract includes 60 linear feet of fascia. Deteriorated fascia beyond that is replaced only to the amount stated in the proposal, and hidden damage beyond the allowance is photographed and shown to you first.

How many squares or square feet is my roof?

Bigfoot's estimator measures and prices a roof in squares, and one square is 100 square feet. For example, one recent Bigfoot shingle replacement was 17 squares, about 1,700 square feet of roof. Your proposal shows your roof's size in squares. Your roof is usually larger than your home's floor area because of slope and overhangs.

How were the roof measurements taken, including drones or tree obstruction?

A Bigfoot roof estimate starts from an aerial measurement. Before giving a price, the rep also confirms the site conditions and what you are looking for, looks in the attic, and goes over the option to pre-purchase wood at 20% off, with any unused wood credited back to you. Because an aerial can miss a roof section or include one you do not want, the rep checks it at the house and revises the estimate if needed. On one recent Bigfoot metal and flat roof, the job file holds a GAF QuickMeasure report that broke the roof into its facets and slopes. Where trees cover part of the roof, Bigfoot measures it by hand. Bigfoot then adds that hand-measured part to the aerial measurement.

How does the permit and inspection process work?

Bigfoot prepares the permit package for submission and submits the permit application. Bigfoot submits the permit package to the municipality and waits for comments. Bigfoot prepares revisions, if necessary, until the permit is approved. Bigfoot schedules the required in-progress and final roofing inspections. Demolition and dry-in come after passing inspection. Final inspections must be passed.

What protection does my home get during tear-off?

Bigfoot protects reasonable work areas around the home before tear-off begins. Landscaping and exterior finishes immediately adjacent to a roof are exposed to unavoidable construction activity, and reasonable protection will be used. Relocation of unusually delicate or valuable items remains the customer's responsibility unless otherwise agreed.

G. What happens after you buy

01

Sign Agreement

Fill out and sign permit applications. Collect deposit if applicable.

02

Welcome Call From The Team

Verify details and introduce direct contacts for the project moving forward — permitting, production, management and billing — so the homeowner knows exactly who to contact.

Step 3 · Fork — HOA Or Board Of Architects?

HOA Or Board Of Architects?

No Straight to step 4.

Yes Prepare the Homeowners Association paperwork, submit to the HOA, wait for approval, and/or prepare Board of Architects documents, to submit a complete permit package — then step 4.

04

Prepare & Submit The Permit Package

Prepare the permit package for submission and submit the permit application. The homeowner should expect weekly updates from the team during this process, and biweekly updates on orders for items with longer lead times. The homeowner is notified when their order is ready.

05

Submit To The Municipality

Submit the permit package to the municipality and wait for comments. Prepare revisions if necessary until the permit is approved.

06

Schedule The Install

We call you to schedule the install.

07 **Pre-Install Walkthrough**
Document the existing conditions of the home, discuss staging areas and preparing for installation.

08 **Demolition & Dry-In**
After passing inspection.

09 **Install Roof Covering**
Payment due upon installation and delivery of the roof covering.

10 **Pass Final Inspections**
Pass final inspections.

11 **Punch List Development**
Walk the home with the homeowner to compile a list of any deficiencies they would like addressed.

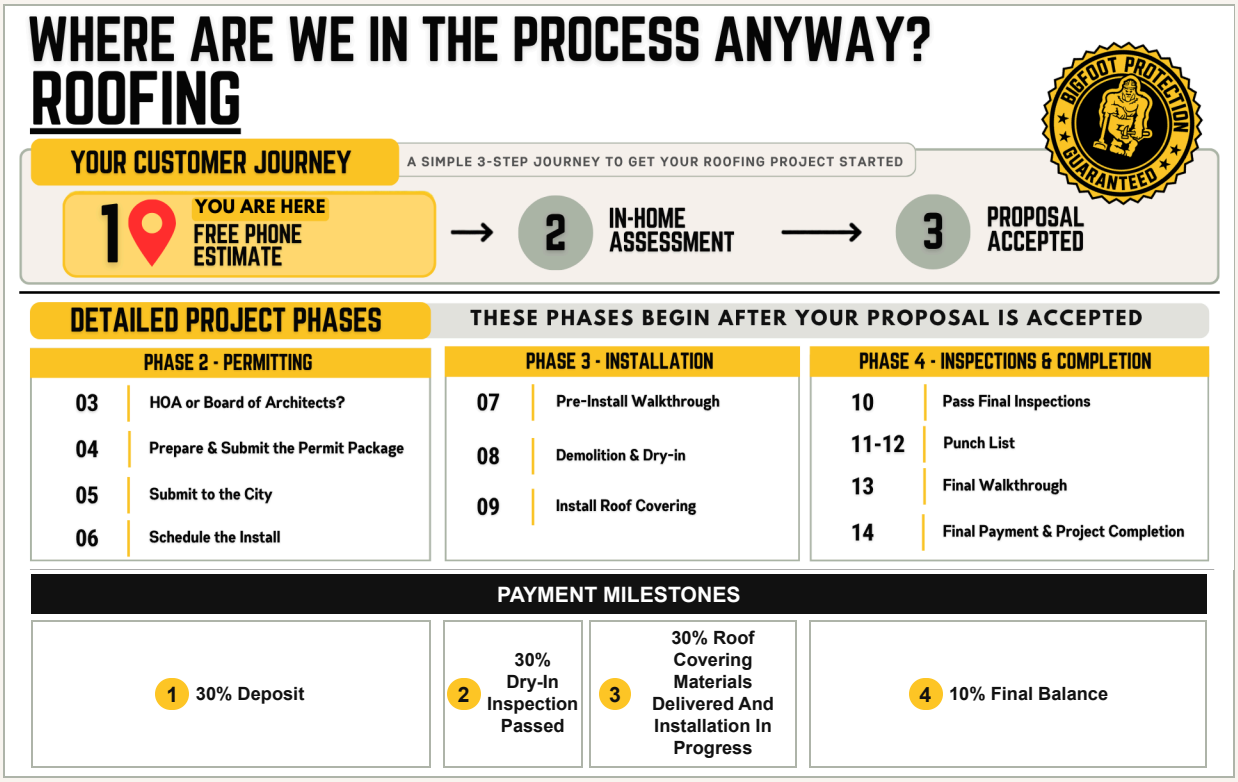
12 **Punch List Completion**
Correct the deficiencies.

13 **Final Walkthrough**
Walk the home with the homeowner again, confirming every deficiency has been corrected.

14 **Final Payment & Project Completion**
Final payment and project completion.

30% deposit at step 1, when you sign; 30% at step 8, when the dry-in inspection passes; 30% at step 9, when roof materials are delivered and installation is in progress; 10% final payment at step 14.

Where are we in the process anyway?



TEXT VERSION

ROOFING

YOUR CUSTOMER JOURNEY

A SIMPLE 3-STEP JOURNEY TO GET YOUR ROOFING PROJECT STARTED

1 YOU ARE HERE FREE PHONE ESTIMATE	**2** IN-HOME ASSESSMENT	**3** PROPOSAL ACCEPTED

DETAILED PROJECT PHASES

THESE PHASES BEGIN AFTER YOUR PROPOSAL IS ACCEPTED

PHASE 2 - PERMITTING	PHASE 3 - INSTALLATION	PHASE 4 - INSPECTIONS & COMPLETION
03 HOA or Board of Architects?	**07** Pre-Install Walkthrough	**10** Pass Final Inspections
04 Prepare & Submit the Permit Package	**08** Demolition & Dry-in	**11-12** Punch List
05 Submit to the City	**09** Install Roof Covering	**13** Final Walkthrough
06 Schedule the Install		**14** Final Payment & Project Completion

PAYMENT MILESTONES

1 30% Deposit	**2** 30% Dry-In Inspection Passed	**3** 30% Roof Covering Materials Delivered And Installation In Progress	**4** 10% Final Balance

H. The company

Where is the company located?

Bigfoot is located at 7250 SW 39th Terrace, Miami, FL 33155. For roofing, Bigfoot works in the Tri-County area of Miami-Dade, Broward and Palm Beach counties. Impact windows are sold across Florida. See the full list of service areas at https://bigfootwindowsandroofing.com/service-areas/.

How long has your company been in business?

Bigfoot was founded in 2016, and its founder, Darryl Rosenbaum, has over 15 years in the industry. Its licences are Certified General CGC1531370, Certified Roofing CCC1333168, Certified Residential CRC1331693 and Certified Specialty Contractor (Glass & Glazing Specialty) SCC131153098. You can see all four licences at https://bigfootwindowsandroofing.com/darryl-author-page/. General liability and workers' compensation coverage are on file, and certificates are available on request. Bigfoot's current Certificate of Insurance is at https://bigfootwindowsandroofing.com/wp-content/uploads/2026/07/ACORD-Forms.pdf.pdf.

How do I contact the company?

You can call Bigfoot at 786-886-2088. Calls and texts are answered 24/7. A person answers from 9 to 5; overflow and after-hours calls are answered by Bigfoot's AI assistant, which messages management and the owners. During business hours you get a reply within 2 hours at most. Some emergency calls are returned after hours and on weekends, case by case.

What services does the company provide, such as doors, gutters, or painting?

Bigfoot provides impact windows, impact doors and roofing across South Florida. The website also lists structural services such as hurricane straps, opening modifications and patio enclosures. Bigfoot can install new gutters with a roofing project. Bigfoot does not handle any painting or staining.

Does the company also install gutters?

Yes. Bigfoot can install new gutters along with the roofing project, either as part of the original contract or as a separate contract after the roof is completed. Gutters are not part of a standard roof scope, so they are included only when your proposal lists them.

I. Journey questions

Who handles the HOA paperwork, and who covers a condominium damage deposit?

Bigfoot prepares and submits the HOA paperwork. We ask the homeowner for the contact information for the HOA or management company. If a condominium or building requires a deposit to cover damages, Bigfoot provides it.

Who records the Notice of Commencement?

Bigfoot records the Notice of Commencement and submits all the paperwork for the permit.

Is the roof dried in the same day it is torn off?

Yes. The roof is dried in the same day it is torn off, unless an unexpected shower makes it unsafe to have a crew on the roof. Bigfoot carries tarps on every tear-off as an emergency backup, and typically does not tear off more than it can dry in that day. When the forecast shows a 30% or greater chance of rain, Bigfoot does not schedule work for that day, but South Florida showers can appear out of nowhere, so the crew comes prepared.

What happens if a named storm is coming during the job?

If a named storm may be on its way, Bigfoot avoids starting the tear-off until the storm has passed or it is clear it will not hit the area. If a roof is already in progress, the crew secures all materials that have not been installed and dries in and protects the roof as much as possible.

How should the homeowner prepare before installation?

Bigfoot's proposal asks you to protect sensitive belongings and to report known leaks, exposed ceilings or fragile finishes before work begins. Bigfoot also recommends the steps below, which follow common roofing-company checklists.

- Move your cars out of the driveway and away from the house.
- Clear out the attic and take down wall hangings and other fragile items, because roofing work can shake the house.
- Move patio furniture, grills and planters away from the house.
- Bring pets inside or keep them secure, away from the work area.
- Give Bigfoot the contact information for your HOA or management company.
- Clear a path to the house and trim back any plants that are in the way.
- Tell your neighbors or your condo management that the work will be noisy.

What goes in the closeout packet at the end of the job?

At the end of the job the homeowner receives a copy of the final inspection, a copy of the paid invoice, and, where applicable, Bigfoot registers the warranty for the homeowner. Closeout and warranty documents are provided after completion, final payment and any required manufacturer registration.

Do homeowners get the job photos?

Yes. Whenever wood is replaced, Bigfoot documents which wood was replaced and the condition it was in beforehand. Photos are always available to the homeowner on request.

Does Bigfoot provide a wind-mitigation form?

No. A separate inspector does the wind-mitigation inspection and fills out the form. Bigfoot cannot promise an insurance credit. Bigfoot can recommend someone to do the wind-mitigation inspection for you.

Do NOA numbers print on the proposal?

No. Product approval (NOA) numbers go in the permit package. They do not currently print on the proposal.

Will a rep go over another contractor bid line by line with the homeowner?

Yes. Bigfoot is glad to go over another contractor's bid with you to make sure the proposals are comparable. You can also use two free tools on our website: the Contractor Proposal Comparison Tool (https://bigfootwindowsandroofing.com/contractor-proposal-comparison-tool/) and the Change-Order Exposure Checker (https://bigfootwindowsandroofing.com/change-order-exposure-checker/), which helps you spot hidden fees by pasting your contract and the tool's prompt into an AI chat assistant. For a roofing proposal in particular, the Roofing Proposal Review Tool (https://bigfootwindowsandroofing.com/roofing-proposal-review/) and the Roof Estimate Comparison Checklist (https://bigfootwindowsandroofing.com/roofing-proposal-checklist/) walk you through what to check before you sign. Bigfoot tries to include the fees it can control in its proposals, so there are fewer surprises.

Does the company paint?

No. Bigfoot does not handle any painting or staining under any circumstances. Caulking and wood filling are typically done by painters. New or disturbed fascia, wood or stucco may need priming, sealing or painting by others.