# The Roofing Process: A to Z

This guide provides a step-by-step overview of the roofing process from start to finish. At Performance Roofing and Impact Windows, our goal is to ensure a smooth, transparent experience with a clear understanding of every phase of the project.

## 1. Initial Consultation

We begin with a client consultation to understand your roofing needs, preferences, and budget. We discuss roofing materials, color options, design preferences, and provide a general overview of the scope.

## 2. Roof Inspection & Proposal

A full inspection is performed to assess the current roof condition, identify damage or aging materials, and determine what is needed for replacement. We then provide a written proposal with pricing, product options, and an outline of the process.

## 3. Material Selection & Contract Signing

You’ll select the roofing system and color, and we’ll finalize the contract. We collect the deposit and review any custom options or add-ons like secondary water barriers or gutters.

## 4. Permit Application

Our office handles the submission of the permit application to your local building department. Permit fees are included in your estimate unless otherwise specified.

## 5. Notice of Commencement (NOC)

For jobs over $2,500, we’ll coordinate the execution and recording of the NOC with the county. This is required by law to begin work.

## 6. HOA Approval (If Applicable)

If your community requires HOA review, we provide necessary documentation and assist with the approval process.

## 7. Scheduling & Material Delivery

We schedule your project based on material delivery dates, crew availability, and weather. Materials are delivered and staged onsite safely and securely.

## 8. Pre-Job Setup

On the day work begins, we place protection over driveways, landscaping, and surrounding areas. Dumpsters or trailers are positioned per pre-discussed site plans.

## 9. Roof Removal (Tear-Off)

We remove all layers of the existing roof system down to the decking. This includes underlayments, flashings, and nails. Tear-off is done safely with minimal disruption to your property.

## 10. Deck Inspection & Repairs

The exposed roof deck is inspected for water damage, rot, or structural deficiencies. Damaged decking is replaced. The deck is re-nailed to meet current Florida Building Code.

## 11. Dry-In & Flashings

We install waterproof underlayment (including optional secondary water barrier), valley metal, drip edge, and flashing details around roof penetrations and perimeters.

## 12. Mid-Roof Inspection (If Required)

Some municipalities require a dry-in or mid-roof inspection before final roof covering is installed. We coordinate directly with the building department.

## 13. Roof Installation

Shingles, tiles, or metal panels are installed in accordance with manufacturer specs and Florida code. We ensure proper spacing, fastening, and flashing details are followed exactly.

## 14. Final Inspection

Once installation is complete, we schedule the final city inspection. The inspector confirms compliance with code and approved plans.

## 15. Cleanup & Final Walkthrough

We conduct a full cleanup of the site, magnet sweep for nails and haul away debris. A walkthrough is completed to ensure client satisfaction and punch list items are addressed.

## 16. Gutter Installation (If Included)

New gutters are installed after the roofing is complete, or existing gutters are reattached or protected, depending on project scope.

## 17. Close-Out Package

You’ll receive a folder (digital or printed) with warranty documentation, photos, inspection reports, and final invoice.

## 18. Post-Install Support

We remain available for any questions, concerns, or warranty issues after completion. Optional annual roof inspections or maintenance programs are available upon request.