# Performance Roofing and Impact Windows

# Roofing Project Timeline & Delay Awareness

## Roofing Project Timeline

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| Phase | Estimated Duration | Key Activities | Possible Delays |
| Initial Sale & Agreement | 1-2 Days | Contract signed, deposit collected | Customer delay, unclear scope |
| Permitting & Plans | 4-6 Weeks | Submit permit application, provide plans, NOC, docs | Building department backlog Plan review changes New code/requirement changes |
| Material Ordering | 1 Week | Order underlayment, shingles/tile/metal, etc. | Supply chain delay Special order materials Manufacturer backlog |
| Scheduling & Pre-Install | 3-5 Days | Assign crew, coordinate dumpster/material drop | Weather |
| Roof Tear-off & Dry-in | 1-3 Days UC size roof | Remove old roof, install underlayment | Rain or wind delays Rotten decking needing repair |
| Dry-in Inspection | 1-3 Days | City/building dept inspection | Inspector scheduling Revisions/ Corrections |
| Roof Installation | 3-5 Days Shingle  1-2 Weeks Tile  1-2 Weeks Metal | Install roof covering (shingle, tile, etc.) | Weather Subcontractor or crew delay |
| Final Inspection | 1-3 Days | Final city/building inspection | Scheduling delay Failed inspection |
| Completion & Close-out | 1 Day | Clean-up, warranty packet, photos, customer sign-off | Customer not available |

Total Time (with no major delays): 8 - 10 Weeks

Total Time (with possible delays): 9–12 Weeks

## Common Delay Factors to Watch For

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| Category | Examples |
| Weather | Heavy rain, lightning, excessive wind, hurricanes |
| Permitting/Building Dept | New inspection rules, backlog in plan reviews, added documentation requirements |
| Materials | Supply Chain – Shipping back log backorders, damaged / wrong deliveries |
| Crews | Delays from prior projects |
| Change Orders | Owner upgrades or scope changes mid-project |
| Unforeseen Conditions | Hidden rotten wood, structural damage, pest issues, Subtrade involvement |