

# Property Maintenance



Whether you own your own home, business or manage properties, property maintenance is required but can be extremely challenging. However, if you team up with the right experts, you can take the headache of maintenance off your plate.

We have created a Residential and Commercial Roof Maintenance Program that allows you to put your roofing maintenance in our hands. This eliminates emergency situations and creates peace of mind with a more budget friendly approach.

## **How Our Program Works**

It all starts with an initial inspection to examine the entire roof. Our inspection is followed up with a complete photo report, roof sketch and a detailed document explaining recommendations for immediate repairs, if required, and a comprehensive maintenance program for your specific structure and material. You will also receive different levels of emergency attention in the event of major storms.

We will first recommend initial work to repair any current situations. This can include items such as:

- ❖ Repairing current leaks
- ❖ Replacing damaged shingles
- ❖ Bringing your roof structure up to code
- ❖ Removing debris
- ❖ Clearing drains
- ❖ Applying a Premium coating to any potential issues

Once the initial work is complete, you will be placed on the maintenance plan of your choosing. All required preventative maintenance procedures and inspections will be documented with a report, including photos, based upon the agreed schedule.

## **Why Is This So Important**

In the event of an insurance claim, documentation is key. Insurance companies, from time to time, will try and claim that roof damages were not caused by the recent storms, but rather due to wear and tear over the past several years.

This is where our documentation comes in handy. This allows for more peace of mind that your insurance claim will be paid properly and not blamed on other circumstances.

## **Our Experienced Commercial Roofing Team of Experts**

With more than 60 years of combined roofing experience, you can rest assured that your roof maintenance is in good hands.

RoofTop 101 is well known for our knowledge and our ability to handle issues at a moment's notice. Our team consists of roofing experts with backgrounds in engineering, architecture, and construction.

### **RoofTop 101 is certified with the following manufacturers and roofing organizations:**

- ❖ Owens Corning Shingles
- ❖ Atlas Shingles
- ❖ GAF Shingles
- ❖ Versico (TPO)
- ❖ Tropical Liquid Applied Coatings
- ❖ NRCA
- ❖ BBB
- ❖ Xactimate

The RoofTop 101 team attends training constantly to ensure we are up to date on all new processes and procedures for all residential and commercial roofing components.

### **Residential Pricing**

1 - 45 Squares / 4 yearly inspections / \$1,670 a year  
1 - 45 Squares / 2 yearly inspections / \$1,270 a year  
  
46 - 80 Squares / 4 yearly inspections / \$2,170 a year  
46 - 80 Squares / 2 yearly inspections / \$1,770 a year  
  
81 Squares and larger will be discussed

### **Commercial Pricing**

1 - 90 Squares / 4 yearly inspections / \$3,570 a year  
1 - 90 Squares / 2 yearly inspections / \$3,170 a year  
  
91 - 200 Squares / 4 yearly inspections / \$4,740 a year  
91 - 200 Squares / 2 yearly inspections / \$4,370 a year  
  
201 Squares and larger will be discussed

**\*Pre-Tropical Storm Inspections can be added to any package for an additional \$5 a Square\***

\*All agreements will be written based on roofing material type. The initial agreement will include all work needing to be performed to get the roof in a condition that will allow us to begin the maintenance program.

### **Key points to keep in mind:**

- ❖ Initial appointment to repair current issues
- ❖ 2 – 4 inspections yearly
- ❖ Complimentary tarping after storm damage (if needed)
- ❖ Immediate attention during and after a storm (if needed)
- ❖ Photo reports to verify roof conditions before and after storms
- ❖ Pre-Tropical storm inspections (optional)