

ROOF MAINTENANCE AGREEMENT

Building Owner/Representative:

Name:

Address:

City, State, Zip:

Phone:

On-site Contact:

Name:

Phone:

Agreement Term: 1 Year

Agreement Effective:

Agreement Expires:

Type of Property: Residential / Commercial
☐ ☐

Price per month:

Residential (R450 per month)

Commercial (R800 per month)

Pension personnel (R200 per month)

What It Includes:

A roof replacement isn't going to be cheap. As a result, replacing your roof should only be a last resort. This is where our maintenance program comes in, as it enables you to get the most out of your initial investment and extend the life of your roof.

With our roof maintenance plan, we do a quarterly routine inspection to ensure your roof is resilient to the elements and ready for anything. These inspections also allow us to determine what type of maintenance your roof will need and what steps to take next.

Roof maintenance can often be a preferable option to roof replacement for several reasons.

Firstly, it is a cost-effective approach that allows homeowners to extend the lifespan of their roofs without incurring the significant expenses associated with a complete replacement. Regular maintenance, such as inspections, cleaning, and minor repairs, can address small issues before they escalate into major problems.

Secondly, roof maintenance helps to preserve the integrity of the existing structure, preventing potential damage to other parts of the building caused by leaks or water infiltration. Overall, by investing in timely maintenance, homeowners can maximize the longevity and performance of their roofs, avoiding the need for premature replacement.

Our average roof replacement lasts from 10 to 15 years. The main reason for our maintenance program is to ensure that you get as close as possible to the 10 to 15 year mark.

ROOF MAINTENANCE PLAN

General:

All roofs are subject to quarterly inspections and repairs on a rotating schedule. The following areas are examined and addressed:

- Cap flashings.
- Edge metal.
- Base flashings.
- Penetrations.
- Field of the roof.
- Ballast.
- Clean roof gutter baskets.
- Remove any organic debris.
- Roof adhesives; and surface coatings, if present.
- Keep the roof clean and free of debris.

Detailed breakdown:

For any additional roof replacement or any specific changes, management will take the necessary square measurements and materials needed for the project and quote based on the supplier's price and labor; thereafter, the client will have a 30-day period from the quotation submission date to make a decision if the specific work required will proceed. The building owner and management of Grand Roofing & Waterproofing will come to sign the agreement.

Cap flashings, which are metal or other rigid covers at membrane terminations, should be inspected for:

- Loose areas of attachment or loose or missing fasteners.
 - Loose or displaced sections of metal.
 - deformed metal that could collect water and funnel it through an end joint.
 - Corrosion.
 - Missing or loose joint covers.
 - Sealants showing signs of cracking, weathering and/or aging.
-
- The workmanship does not cover such things as lightning, hail storms, blocked drain water pipes, gutter overflow, heavy rainfall up to 100%, or any damage caused by another contractor other than Grand Roofing waterproofing.
 - A plumber must remove all water pipes and geysers and reinstate them later.
 - An expert electrician must remove and later reinstall any wiring, TV antennas, or solar panels.
 - We wish to bring to your attention that, due to the nature of our work, there is a possibility that minor hairline cracks can appear between the walls and cornices due to vibration that is unavoidable.
 - All light fittings should be checked before work commences, particularly kitchen and bathroom ball fittings.

- Loose areas of attachment or loose or missing fasteners;
- Loose or missing stripped-in flashing;
- Splits in the stripping at metal flashing joints;
- Corroded metal;
- Missing or displaced metal sections or joint covers;
- Open joints and sealants displaying signs of cracking, weathering, or aging.
- Check and repair termination bars.

Base flashings, which are roof membrane terminations at walls and curbs, should then be looked at. Watch for:

- A secure and sealed top termination;
- Continuous adhesion of base flashing to a substrate with no loose membrane or extensive bridging;
- A covered top seal of the membrane base flashing;
- Closed seams at the bottom of the base flashing at its attachment to the field membrane;
- Sealed seams at vertical laps;
- Sealants in good condition, without signs of cracking, weathering, or aging; and
- Base flashing material without signs of deterioration or building movements.

Penetrations are pipes, drains, and other items that are inserted through the roof membrane. They must be flashed properly to ensure a watertight roof. An inspector should examine the following:

- The drain clamping ring and drain strainer to ensure they are properly secured for a watertight seal at the membrane-to-drain interface;
- Thorough adhesion of sealant inside pitch pockets and membrane adhesion around the outside of pitch pockets;
- Pitch pockets containing adequate fill material to prevent water from collecting;
- Pipe boot flanges sealed tightly to the roof membrane;
- A tight seal and termination around the pipe(s) at the top of pipe boots.
- Replace missing drain baskets.

In the field of the roof, be sure that:

- No fasteners protrude against the membrane, causing a "tenting" effect; or that there are no visibly loose fastening points;
- The membrane contains no worn spots, deteriorated areas, or holes in the membrane;
- Insulation panels are in their original positions; there is no buckling or warping.
- There are no changes in insulation or substrate firmness when the roof is walked on.
- Adequate drainage is present;
- Around rooftop equipment, no areas have been degraded by equipment leaks or spills or punctured by dropped tools or equipment parts from workers maintaining roof-mounted equipment.

Our Guarantee:

Once enrolled in our roof maintenance program, your roof will be guaranteed against leaks for the length of this agreement. If your roofing system happens to leak for any reason during the term of this agreement, Grand Roofing and Waterproofing will repair the leak within 24 hours of notification, free of charge! However, if damage is done by another contractor other than Grand Roofing and Waterproofing, there will be a fee to repair it.

Terms and Conditions:

This agreement carries a term of one year and may be renewed. Grand Roofing & Waterproofing reserves the right to adjust the price of this agreement before renewal.

Payment is made month-to-month until the agreement expires or is cancelled by written notice.

All payments are due before the new month starts.

Roof cover starts from the date you sign up; your first roof assessment will start the following month.

The building owner will be advised of any recommended repairs that exceed the scope of this agreement.

This agreement may be canceled at any time by the building owner upon written request to Grand Roofing & Waterproofing.

Building
Owner/Representative:

Date:

Grand Roofing &
Waterproofing

Date:

Witness

Date:

Contact Number

CONTACT US



43 Wendy Crescent Mitchell's Heights



[john@grandroofingsa.co.za/](mailto:john@grandroofingsa.co.za)
info@grandroofings.co.za



078 080 4478



www.grandroofingsa.co.za