



ROOF REPAIRS, SIMPLIFIED: **PREVENTATIVE ROOF CARE**

Designed for Multi-Family, HOA and
Commercial Retail Properties



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DOES YOUR ROOF HAVE A PLAN?

What are your biggest concerns about your roof?



**Sudden
Roof Leaks**



**Property
Damage**



**Unexpected
Stress**



**Time
Consuming**



**Costly to
Repairs**



**Paint & Drywall
Damage**

Roofing issues like leaks and structural damage can disrupt property operations and lead to costly repairs. They often cause inconvenience, raise maintenance expenses, and result in upset tenants. **Do these challenges sound familiar to you?**

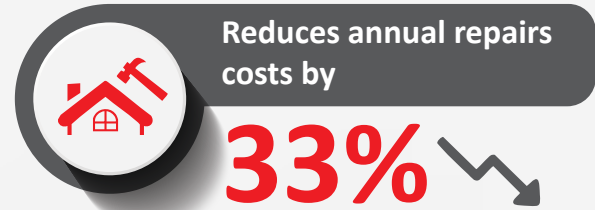
We're Here to Help

More than 80% of roofs are replaced prematurely. Why? They lack proper maintenance. Much like a car, even with a warranty, you have to maintain your roof to minimize repairs and maximize its lifespan.

A study on repair costs, performed by the country's largest roofing manufacturer, found that the average cost of proper roof maintenance reduces life-cycle costs by over 50% - and increases the life of the roof by 100%!



Preventative roof maintenance saves over the life of the roof:



Investing in a proactive roof maintenance program is more cost effective and beneficial in the long run vs. reacting to problems as they arise. Proactive maintenance costs 79% less than reactive maintenance annually, averaging \$0.14 vs. \$0.25 per square foot annually.

A property management firm or HOA could see an Net Operating Income (NOI) increase of \$20,000 per year on a 50,000-square-foot portfolio through reduced operating expenses and deferred capital costs from a preventative roof maintenance program.

REACTIVE MAINTENANCE

Focuses on repairing an asset once failure occurs.



PREVENTATIVE MAINTENANCE

Focuses on avoiding costly emergency repairs and asset failure through preventative and predictive measures.



WHAT IS PREVENTATIVE ROOF CARE?

Preventative maintenance is a management strategy to provide and maintain serviceable roofing assets. It is a multi-year planned strategy to select most effective treatments to

preserve your roof, to impede their future deterioration and to maintain or improve their functional condition while maintaining a safe and dry building interior.

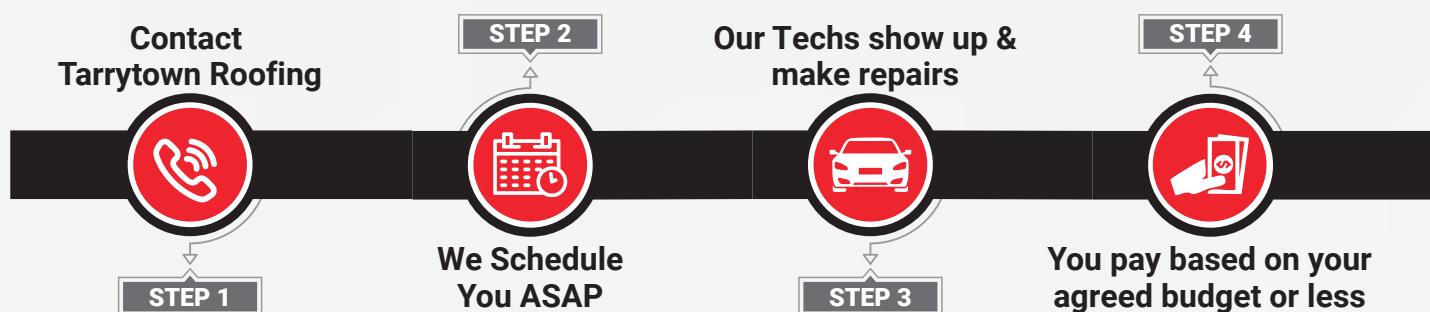
Preventative roof care aims to simplify the roofing experience, ensure prompt, efficient, and cost-effective solutions for property owners and managers. It is a proactive solution

How's a preventative maintenance plan work?

Tarrytown Roofing's Preventative Maintenance Program makes proactive roof maintenance simple while protecting your portfolio with transparent, cost-effective care. Roofs enrolled in our structured preventative maintenance program receive regular 23-point inspections, debris removal, minor repairs, protective treatments, and detailed reports using advanced tools like infrared scans to ensure warranty compliance and prevent costly failures to help you save time, money and tenant frustration.



Having an issue with your roof? Once you join our Preventative Care Program, dealing with any roof related issue becomes as fast and easy as:



What are the Benefits of our Preventative Maintenance Plan?



Predictable Reserves Planning

Stay ahead of roofing reserve studies, easily budget for repairs, and know years ahead when it's time to plan for a roof replacement.



Avoid Expensive Emergency Costs

Catch small issues before they become major problems.



Save Money

Studies show proactive maintenance can save an average of 52% over the life of a roof.



Priority Emergency Services

During and after storm events, we address our clients' roofing needs first.



Transparent Pricing

Choose a budget that works for you and receive fast, reasonable estimates when needed - no hidden fees or guesswork.



Consistent, Quality Service

Our team of professionals ensure that you receive fast, quality service with every visit.



Insurance Documentation

Establish proof of roof condition to create a historical record that helps prove coverage-worth damage for insurance claims.



Extend the Life of Your Roof

Ongoing proactive maintenance has been shown to double the life of commercial roofs vs. reactive maintenance.



A Trusted Roofing Partner

No need to vet roofers when a problem occurs, our team gets to know you and your property - ready when you need us!



Peace of Mind

Enjoy peace of mind knowing the condition of your roof. Need us? Call us for fast, quality work.



Complimentary Guarantee

Our roofing projects are backed by our complimentary third-party guarantee, up to \$250,000, via Directorii.



Locally Owned & Operated

As a local, family-owned business, we are dedicated to providing our fellow Texans with the best roofing services, delivering results that exceed your expectations.



Transparent Communication

We provide clear communication from start to finish and with regular updates and reminders. Plus, we'll answer any questions along the way.



OUR SERVICES, INCLUDE BUT ARE NOT LIMITED TO:



Rotten Wood
Trim Repairs



Soffit Repairs



Drone Roof
Inspections



Gutter and
Downspout Repairs



Flat Roof
Replacement



Sloped Roof
Replacement



Siding Repairs



Metal Repairs



Roof Drain
Replacements



Detailed Roof
Assessments



Moisture Scanning



Roof Ratings



Roof Restorations



Skylight
Installation



Test Installations



HOW TO GET STARTED

To inquire or get started, simply contact 800-360-4770 or visit tarrytownroofing.com.

We are more than just the best roofers in Greater Austin, Dallas-Forth Worth and College Station, Texas - we're a relationship-driven team dedicated to delivering exceptional service on every job. And we're ready to provide you a 5-star roofing experience!

CONTACT INFO

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