

## PROPERTY MANAGEMENT

By Dieter Pfisterer, Pfister Maintenance/Roofing

### Things any property manager should know when it comes to roofing

Property managers and building owners should ask the following questions before signing a contract to repair or replace a roof:

The roofing industry has changed. In the last twenty five years many property owners and managers do not understand what materials are now being used, how many roofs are on their building, what constitutes failure of a roof, if their roof can still be repaired or is total roof replacement necessary. If so, can there be a second roof installed safely over the existing one?

Unfortunately, there are some roofers who will mislead an owner in order to be the cheapest, which will ultimately end up becoming more expensive. A roof system installed over a wet substrate can lead to the premature failure of the new roof, deck damage and mold. When you compile all of the information, it is



Dieter Pfisterer

easy to understand why many owners/managers are confused.

In order to find help, the following steps should be taken before a decision is made to restore or replace a roof.

1. Find roofing contractors that are affiliated with the NRCA (National Roofing Contractors Association).

2. Seek out contractors that have been in business twenty years or more. Visit their offices and yards to determine

who they are.

3. Get references of completed jobs which are at least the same size as the one in question to be restored or replaced.

4. Call and ask questions of the owner and ask how satisfied he was with the contractor.

5. Get at least three quotations and examine them thoroughly. Ask questions regarding the differences in the quotations.

6. View their insurance certificate. Insist on a \$2 million dollar liability coverage and be sure the coverage is current.

7. Call the materials manufacturer stated in their proposal and ask if they have agreed to the roofing spec developed by your contractor. Ask if they are licensed with the manufacturer and find out what the manufacturer thinks of the roofing contractor.

8. Ask for the workman's comp modification rate, which should have a

rating of 1 or better. This will help you understand how safely the contractor is working. If the rating is way above 1, it means an unsafe contractor and you would not want them working on your roof.

If you follow all of the above and get answers to your necessary questions, you should be able to define in the end what you are looking for. If you are not certain, please feel free to contact Pfister Roofing, we will be more than happy to help you. Our modification rate is less than 1 which is excellent, our insurance policy and liability is \$5 million. We are also licensed with the New Jersey and New York Department of Building. We have been in business for over 25 years and are willing to assist anyone where we can with any roofing or related problems.

**Dieter Pfisterer is CEO of Pfister Roofing. ■**