



80 East 5th Street
Paterson, NJ 07524
973.569.9330
Toll Free: 800.367.2207
Fax: 973.569.9333
info@pfisterroofing.com

Preventive Maintenance Program

**Neglect is costly.
However, the benefits of
routine monitoring include:**

- Prevent disastrous repairs
- Protect the value of your properties
- Prevent expensive structural failure
- Prevent formation of mold
- Schedule non-urgent repairs when you want them.
- Eliminate lost production time, safety hazards, buckets in the hallway, or covered computers!

A typical Pfister Roofing Preventive Maintenance Inspection includes 3 components to ensure that your roof is in tip-top shape. If any portion of the roof needs repair or attention, a photo (infrared, still or motion) will be taken and included with the details of the inspection report. The final report includes a quotation for costs if necessary.

1. Inspection of the roof

2. Inspection of the water run-off system

Routine services such as cleaning gutters, drains, etc. are completed during the inspection.

3. Inspection of the roof environment and usage

Observations regarding potential hazards that could have deleterious effects on your roof (tenants, contractor foot traffic, trees, etc.).

Inspections are semi-annually or annually conducted and can be canceled at any time. The following are some of the checkpoints that will be made.

- ✓ Physical damage by others, i.e. contractors, trees, etc.
- ✓ Roof membrane conditions: blistering, splitting, ridging, fish mouth, puncturing, coating degradation and cracking of asphalt.
- ✓ Expansion joint condition: open joints, securement, resting, etc.
- ✓ Flashing conditions: all roof penetrations such as HVAC, ventilators and skylights: puncture, deterioration, attachment, or wrinkling, etc.
- ✓ Drainage: all drain scuppers, gutter, and leader pipes.
- ✓ Parapet walls: mortar joints, spauling, etc.
- ✓ Roof edging fascias: securement, rusting, fasteners, wood nailers, etc.

For more information on starting your own Preventive Maintenance program please contact us at **1-800-367-2207**.