BLACK FLAG
ROOFING
FLORIDA

PREVENTATIVE ROOF MAINTENANCE

Chris Little
CO-Founder
(239) 986-1875

BLACK FLAG ROOFING FLORIDA
(239)449-3387 - blackflagroofing.co

Spenser Pollard
CO-Founder
(803) 417-8093

BLACK FLAG
ROOFING
FLORIDA

PREVENTATIVE ROOF MAINTENANCE PLAN

Scheduled roof maintenance plans can lower unnecessary costs and increase the lifespan of your roof. Regular roof inspections by professionals allows Owners to prioritize small concerns before they become major problems.

1

- Annual Preffered
- BI-ANNUAL Preferred
- Quaterly Preffered

We inspect your entire roof system for issues, clear debris, complete spot repairs, and offer proposals on addressing larger problems promptly.

- Proactive maintenance extends roof lifespan by up to 60% compared to neglect

Roof Condition Reports

We offer an in-depth Photo Observation Report that provides a clear visual understanding of your roof's condition, highlighting areas of concern and potential issues we've identified.

- Thermal Scans
- Insurance Roof Certs

Incorporating the maintenance program into your business operations offers a financial advantage, as the associated costs are eligible for tax deductions.

- Our RMP surpasses all warranty requirements

Who We Are / Capabilites

Even the strongest roofs take a beating in Southwest Florida's unpredictable climate. From hurricane-force winds to intense sun exposure and heavy rain, roofing systems experience wear and tear that, if left unchecked, can lead to costly damage. At Black Flag Roofing, we specialize in fast, effective repairs and proactive maintenance to extend the life of your roof, prevent leaks, and reinforce your home or business against future storms. Whether it's a minor fix or significant storm damage, our expert team is ready to step in with quick response times, high-quality craftsmanship, and a commitment to doing the job right. We're locally owned and operated, which means we're always close by when you need us. When you call, you get real people—not corporate delays.

- **Florida Roofing Specialists**
- **Created by locals for locals**
- **Owner led and ran**
- **Closed Client Lists**

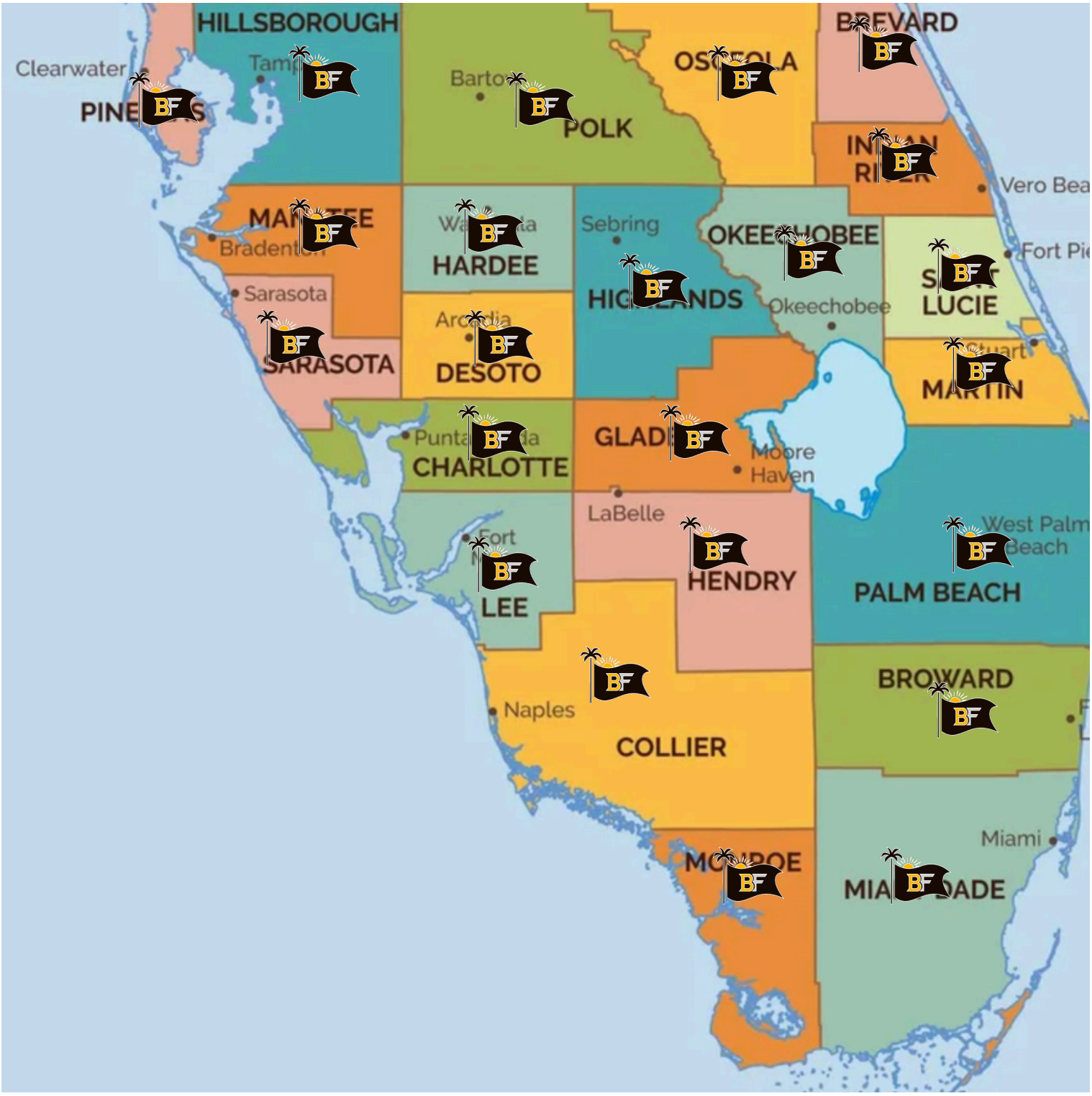
Our comprehensive Roof Maintenance Program, ensures year-round protection for your property.

Black Flag MAINTENANCE PROGRAM

- **Amerant Bank Arena**
- **312,800 SQFT OF ROOF**
- **Under Maintenance for 4 years**
- **2 Time Stanley Cup Champions**
  (coincidance? I thinknot!)

- **Edison Mall (CBRE)**
- **48 iNDIVIDUAL UNITS**
- **570,000 SQFT OF Common Area**
- **Under Maintenace for 2 years**

Coverage Map for Services



BLACK FLAG ROOFING FLORIDA

Scope & Assumptions

Property mix: low-slope High Rise/Single Story, steep-slope entry features/villas, gutters. Pricing assumes code-compliant assemblies, normal substrate conditions. Coastal sites may require aluminum/SS fasteners, heavier gauges, and higher-temp underlayments.

Preventive Maintenance Plans (annual)

All lowslope: $0.065–$0.15/SF/yr
All Steep-slope: $0.12 /SF/yr.
Includes visits/yr,photoreports,sealant touch-ups, debris removal, drain clearing.
Includes Internal drain clearing, debris removal, repairs under $200
15% off labor rates for 2 person crew at $150 per hour now being $127

Reactive Service / Leak Calls (Not on RMP)

Dispatch: $350.After-hours/storm:+30%. T&M;:Tech$150/hr,

Materials: cost+7% with NTE $2,500.00 per event without approval.

Roof Coatings (silicone)

20–25mil:$3.25–$5.25/SF;
30–40mil: $4.75.75–$6.75/SF.

Replacement (job specific, installed)

Single-ply:$13–$23/SF
Mod-bit/BUR:$9–$13/SF
Standing-seam metal: $12–$18+/SF
Shingle: $4.5–$8.5/SF
Concrete tile: $10–$19/SF

Gutters (installed)

Aluminum6"K-style:$14/LF
7" Box Aluminum: $22/LF
Copper: $3 0–$50/LF.

Multi Year Discounts for Roof Maintenace Program

Tier 1 (1 year Sign Up) :12% off labor, 3% off in house materials

Tier 2 (2 year Sign Up): 15% off labor, 5% off in house materials.

Tier 3 (3 year Sign Up): 18% off labor, 7% off in materials + storm priority

Our Expertise

BLACK FLAG ROOFING FLORIDA

Multi-Family & HOAs

Retail & Hospitality

Mixed-Use Commercial

Government, Schools, & Churches

MasterElite · Master Select · ELEVATE · TREMCO · GAF · Owens Corning · BORAL · ATLAS · TROPICAL · DaVinci · CARLISLE · American · DECRA Metal Roofing · KARNAK

BLACK FLAG ROOFING
FLORIDA

- Low Slope Roof
- Steep Low Roof
- Waterproofing
- Skylights
- Solar

- Roof Management Plan
- Portfolio Management
- Budget Predictability
- 24/7/365 Service