



BLACK FLAG

— ROOFING —
FLORIDA

PREVENTATIVE ROOF MAINTENANCE



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BLACK FLAG
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FLORIDA

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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 PREFERRED



- 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 properties.



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



- Offering the maintenance program into your business operations offers a financial advantage for your clients, as the associated costs are eligible for tax deductions.
- Our RMP surpasses all warranty requirements

Who We Are / Capabilities

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.



- **Amerant Bank Arena**
- **312,800 SQFT OF ROOF**
- **Under Maintenance for 4 years**
- **2 Time Stanley Cup Champions**
(coincidence? I think not!)



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



Roof Maintenance Savings: Smart Planning for Homeowners

Think of roof maintenance like your HVAC service plan—small, proactive steps that pay off big in the long run.

1. Lower Maintenance vs. Higher Risk Costs

- Proactive upkeep costs \$450 per year, compared to reactive repairs at \$1,500 minimum per occurrence on average

2. Extend Your Roof's Lifespan

- Maintenance can boost roof life from 7-10+ years on average, delaying replacement and saving thousands.

3. Prevent Major Repairs

- Small leaks or worn flashing fixed early can avoid interior water damage and structural issues—potentially saving thousands of interior work.

4. Repair Discounts & Benefits for Maintenance Plan Members

- No inspection fees for leak calls
- 15% off hourly labor cost of \$150 for 2 man crew to now being \$127.50
- 24-48 response time for Maintenance Plan Members

5. Protect Your Warranty

- Most manufacturer warranties require periodic maintenance to remain valid. A maintenance plan ensures compliance and coverage.

6. Clear Roof Reports for Insurance Benefits

- Proof of Maintenance – Documented inspections show carriers that you are proactively maintaining the property, which can help avoid coverage disputes if a claim arises.
- Early Problem Detection – Small issues (like lifted shingles, flashing gaps, or clogged drains) are caught before they escalate into large claims, saving both you and the insurer money.
- Prevent Claim Denials – Many policies exclude damage due to neglect or wear/tear. An annual inspection helps prove you weren't negligent.
- Lower Claim Frequency – Fewer emergency leaks and storm claims over time makes you a lower risk to insure.
- Supports Renewal / Underwriting – With roof age being one of the top underwriting concerns in Florida, annual reports can extend the insurability of an older roof.
- Increases Claim Success – If damage does occur, having baseline inspection photos and reports makes it easier to show insurers that the damage was sudden and storm-related (not pre-existing).

Roof Maintenance Savings: Smart Planning for Homeowners

Example:

Homeowner A (With Maintenance Plan)

- Roof type: Asphalt shingle, 1,800 sq ft
- Maintenance cost: \$450/year (inspections, minor repairs)
- Roof lifespan: 20 years
- Warranty/insurance benefits
- Clear roof documentation in case of storm, (before and after photos)

Homeowner B (Reactive / No Maintenance Plan)

- Same roof type & size
- No regular cleaning/inspection → small issues not caught
- Roof replacement needed at 15 years
- Multiple moderate repairs (~\$1,500+ each) in years 5, 8, and 12 totalling \$4,500 in repairs
- Claim was denied by insurance without clear documentation before storms forcing homeowner to pay for roof out of pocket.

Our Expertise



BLACK FLAG
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FLORIDA

Multi-Family & HOAs



Retail & Hospitality



Residential



Government, Schools, & Churches



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Roof Maintenance Program

CUSTOMER NAME _____

PROPERTY ADDRESS _____

CITY, STATE, ZIP _____

PHONE _____ CELL PHONE _____

EMAIL _____

- Prior to issuing a maintenance program the roof must first be inspected, and if necessary, repairs may be required to bring the roof up to a maintainable state. *If considerable repairs are necessary the costs associated will be separate from the RMP pricing described below and agreed on a separate contract.
 - Perform and document annually during the Spring.
 - Examine the condition of roof; look for leaks, debris or visual damage to membrane, and evaluate penetrations.
 - Perform visual inspection of all seams, curbs, drains, flashings and other roof structures. Remove damaging debris, complete spot repairs and patches (not to exceed \$300 / inspection).
 - Observation reports and photo documentation conducted at every inspection.
 - Identify any larger and potentially damaging issues and provide a suggested course of action, and estimates for any repairs exceeding the included limit.
- *May incur repair costs separate from maintenance costs.

TOTAL SQ _____

START DATE _____

TERM ☒ 1 YR ☐ 2 YR ☐ 3 YR ☐ 4 YR ☐ 5 YR

ANNUAL FEE _____

ADD ON'S _____

(I.E. 1,000LFGUTTER CLEAN / YR = \$500/PER CLEANING)

QUALIFIED DISCOUNTS _____

ADJUSTED ANNUAL FEE _____

TOTAL PROGRAM FEE _____

CUSTOMER SIGNATURE _____ DATE _____

PROJECT MANAGER _____ DATE _____



License#: CCC1336484

Section 1

Roof Inspection Report

Inspection Type: Drone-Based Visual Assessment

Date: 09/23/2025

Property: Primrose Estero

Summary:

A drone-based inspection was conducted on the roof system. Due to recent chemical treatment, a full walkable inspection was not possible at this time. A follow-up inspection will be scheduled in the coming weeks once the treatment has fully cured and the surface is safe for physical access.

Findings:

- Overall Condition: The roof is in good standing with a mid-range life expectancy.
- Tile Condition: Several broken tiles were observed, showing evidence of damage likely sustained during past storm events.
- Underlayment Concerns: While the underlayment serves as the primary waterproofing barrier, it is vulnerable to prolonged UV exposure. Areas beneath broken or displaced tiles may degrade faster, leading to potential water intrusion if not addressed.
- Tile Chattering: Based on visible signs of past storm impacts, there is a mild concern for tile chattering. This occurs when high winds shift tiles, loosening fasteners and creating enlarged nail holes through the underlayment, reducing overall system integrity. This will require closer inspection during the follow-up.

Recommendations:

1. Re-seal all broken or displaced tile areas to minimize UV exposure to the underlayment.
2. Schedule follow-up inspection after the chemical treatment has cured to confirm safe walking conditions and conduct a hands-on assessment of the underlayment, fasteners, and potential chattering.
3. Continue proactive monitoring to maintain system integrity and extend roof service life.

Conclusion:

At this time, no immediate catastrophic concerns were observed. However, timely repairs and a secondary inspection will be critical to confirm underlying conditions and prevent long-term deterioration.