



**Aderhold Roofing Corporation**  
Providing Quality Service to Florida  
CCC 1329750

**CALL US: (813) 681-3735**  
**AderholdRoofing.com**

## **MULTI-FAMILY MAINTENANCE PLAN**

Photo documentation of each building on the property. We will pull past roofing permit history to document the age of the current roofing system.

Overall assessment of roof covering e.g., shingles, modified, single ply, etc. Also, we will remove all debris from the gutters and roof.

Inspection and documentation of the condition of all means of drainage e.g., gutter and downspouts, drains, collector head, etc. Inspection and documentation of all roof penetrations such as VTR's (Plumbing Pipe Vents) exhaust fan flashings, range hood flashings or other MEP penetration (Mechanical, Electrical, Plumbing). A thorough inspection of all roof system terminations. This would include the perimeter, wall terminations, and or hip and ridge terminations. These are the areas most susceptible to wind and/or water damage.

Inspection of any ventilation systems as well as running the FHA/FBC calculations to ensure the buildings have adequate ventilation. (FHA — Federal Housing Administration, FBC -Florida Building Code) All metal flashings such as drip edge, coping, counter flashing, etc. will be inspected.

We will inspect for damages caused by outside forces or any potential hazards to your roof. Examples are trees in contact with the roofing surface or accessories, rodent damage, damage caused by residents, etc.

Attic inspections can also be performed to document any current or previous issues that may be evident. Examples could be soffit/low vents are blocked by insulation, rodents, damages to wood decking or framing members due to current or previous leaks. Our inspections will document what we feel is a realistic time frame on the remaining serviceability of the roof system before total replacement. This time frame will assume that our recommended maintenance and repair items have or will be performed.

We will itemize every deficiency by importance in the following manner

Immediate Needs = 2-3-6 months  
Long Term Needs = 6-12 months  
All other items are preventive in nature

Other services that are available are capital expenditure budgeting assistance and drone reports that will allow for overhead documentation of the property: parking areas, common areas, tree and landscape conditions, retention ponds, etc. Drone reports can also be performed at night with the Radiometric (thermal) camera, which will document any variances in temperature. This may be helpful to know if windows and walls are allowing heat/ac to migrate from the interior or wet insulation in a low sloped roof system or walls.

**Over 3 million sq. ft. of roofing installed in the last 12 months**  
**Contact Michael today for a customized maintenance plan!**

**[Michael@aderholdroofing.com](mailto:Michael@aderholdroofing.com)**

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