



Chouinard Bros.

ROOFING • ALUMINUM

Roofing Experts Since 1972



Roof Care Bundle

A comprehensive inspection and maintenance program for
building owners and property managers



194 Earl Stewart Drive, Aurora, Ontario L4G 6V7

Tel. 905-726-1400 • Toll Free 1-800-521-3229 • www.chouinardbros.com

Managing a commercial facility is just like
running any business;

IT'S ALL ABOUT CASH FLOW



Successful owners must use strict financial controls to keep expenses down while maximizing the **cash-generating** functions. The ultimate goal is to achieve maximum service life with the least possible cost.

When it comes to your roof, it is not a matter of if you will spend the money; it is more of a question of when, where and how you will spend it. This can result in **emergency repairs** which are costly and cause you and your tenants much stress. You end up being forced to shift money in your budget quickly to address the issue in a timely fashion.



But what if this didn't have to be the case?

This is why **Chouinard Bros.** has created a **ROOF CARE BUNDLE** to help you achieve better, long-term results.

Statistics show
that more than
80% of all roofs
are replaced
prematurely

In an article by *Roofing Contractor Magazine*, they determined:

- ⇒ The average building owner will spend more than \$200,000* on roofing over the life of the building
- ⇒ The average cost of a new commercial roof is more than \$67,000
- ⇒ A roof maintenance program can **save up to 50%** over the life of a 30-year roof compared to replacing it every 15-20 years

There are many factors which wear out a roof, including: long-term exposure to the elements, structural movement from building settlement or expansion/contraction, vegetation growth in areas where there is standing water, not fixing problems promptly, forgetting about maintenance, and a change in how the building is used which affects interior relative humidity.

Immediate problems can be caused by: extreme weather, equipment additions, trade damage, and unintended abuse such as vandalism or accidental damage.

*Prices have been converted from USD to CDN and adjusted for inflation



How to save money, reduce repair costs and...

BE THE HERO!

As an individual responsible for managing a property, your day is filled with headaches. Your tenants want issues resolved immediately and your board wants you to pinch every penny. The best way to achieve this is with a strong plan and by teaming up with an experienced company that will be there for you when you need them the most.

Most businesses adopt a strategy of deferred building maintenance. This **reduces the short-term maintenance budgets** but increases the maintenance and capital expense budgets for roofing failures due to neglect. We all know that part of owning a car is getting regular oil changes; roofing is just the same...keeping up with the maintenance means increased mileage in the long run.



Inspections Do More Than Just Allow You to Plan...



Inspections help you see what might otherwise go unnoticed. After a major storm, you may clean up some broken tree branches and replace a few shingles walking away thankful the damage wasn't worse. But there are many occasions when storms cause damage that isn't as noticeable. By using the latest drone technology, we can spot the smallest damage from objects like hail. The report will pinpoint every instance of damage on the roof, providing documentation for your review.

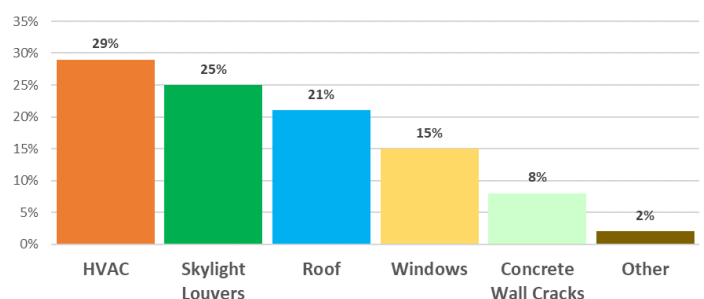
Don't worry, this doesn't mean that we are going to immediately tell you to replace your roof! It simply means that we now have detailed reporting of areas that need to be monitored more carefully. We will be able to make sound recommendations and **TOGETHER**, we can build a plan for necessary repairs that works with your budget.

Confirmed Damage	Count
Hail Hit	74

DON'T BLAME THE ROOFER!

The roof is a work platform for all sorts of different trades and quite often, the equipment they are installing is not actually waterproof. This means that sometimes water leaking inside a building is due to something that has been installed on the roof. Call us to attend the property during or after the appointment to make sure your roofing system remains secure to **prevent leaks**.

Total Building Leak Calls





WHAT IS INCLUDED?



2 Inspections per year



1 Trough cleaning per year



15% Off on a repair per year



Priority scheduling for emergency repairs (billed separately)

- ⇒ Our expert technicians will fly a drone over your roof to obtain pictures or we will physically walk your roof and take pictures to **identify any areas of concern**.
- ⇒ The inspection report includes recommendations and notes repair priorities so you are able to **budget for the work**.
- ⇒ All of the eavestroughs, scuppers and/or drains will be **thoroughly cleaned**.
- ⇒ 15% repair discount to help you better the **manage repair costs** associated with the building.
- ⇒ The final part of this program, is **priority scheduling** for emergency repairs. When you call in, you will be given the next available appointment.
- ⇒ If there are any cancellations or timeslots open up, **your appointment will be moved up**.

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A family business serving your community since 1972
194 Earl Stewart Dr.
Aurora, ON L4G 6V7

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EXTERIOR ROOFING SYSTEM INSPECTION REPORT

At Chouinard Bros., exceptional service is a priority part of the job, not just an added perk.



Chouinard Bros. was established in 1972, and continues today as a family owned and operated business.

Customer Information		
FirstService Residential	8883998245	Date: 03/02/2020
Good Ln.	info@chouinardbros.com	Service Tech: Ben van den Hoek
Ajax ON 000000		
Job #	00000	

About Us

As with any major purchase, your roof needs to be looked after and maintained. After all, it is literally protecting your biggest investment. We know that there are many roofing companies that you could choose from but while many businesses perform their tasks adequately, we believe that Chouinard Bros. stands apart from the competition for several reasons.

Call us today to receive a quote for your properties!