

TNSC Roofing & Exterior



Prevent Avoidable Roof Leaks Before They Become Emergencies



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Roof Maintenance Program

Scheduled care for strata, commercial,
and institutional properties



Roof Maintenance Program



Ideal for roofs that need consistent oversight before small issues become costly repairs.

Program Overview



TNSC offers scheduled roof maintenance programs for strata, commercial, and institutional properties. Our programs are designed to extend roof life, reduce emergency repairs, and provide clear documentation for budgeting and planning.



Service Scope

- Flat and low-slope roofing systems (torch-on, TPQ, EPDM, SBS modified bitumen)
- Sloped roofing (asphalt shingle, metal, cedar)
- Related exterior services: painting, cladding, gutter/downspout, snow and ice management



Maintenance Plans

Three tiers available based on roof age and condition:



Essential Care (Roof age 0–15 years)

\$.22 - \$.35 / sqft

- **1 scheduled maintenance** visit per year (spring or fall)
- **Visual inspection of membrane, flashings, drains, and penetrations**
- **Minor housekeeping:** clear debris from drains and roof surface
- **Minor sealant touch-ups** included (caulking at roof penetrations, pipe boots)
- **Photo-based report with findings and recommendations**

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Maintenance Plans

continued:



Plus Protection (Roof age 10–20 years)

\$.36 - \$.43 / sqft

- 2 scheduled maintenance visits per year (spring and fall)
- Full inspection of membrane, flashings, drains, penetrations, and perimeter edge
- **Housekeeping:** clear all drains, gutters, downspouts, and roof surface
- **Sealant and minor repair work included** (caulking, small patches, fastener re-seating)
- **Priority scheduling** for leak calls between visits
- **Photo-based report with findings**, budget notes, and reserve fund recommendations



Portfolio Pro (Roof age 20+ years)

\$.43+ / sqft

- 4 scheduled maintenance visits per year
- Everything from Plus protection package
- Allowance repair work included (caulking, small patches, fastener re-seating)
- Budget priority matrix for immediate and future work planning
- One after storm priority inspection per term
- **Photo-based report with findings**, budget notes, and reserve fund recommendations





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TNSC Roofing & Exterior – Roof Maintenance Program



Included Services (Both Plans)

- Debris removal and drain clearing
- Sealant touch-ups at flashings and penetrations
- Photo documentation of all findings
- Written report with prioritized recommendations



Reporting

- Photo-based PDF report delivered within 5 business days of each visit
- Findings categorized: immediate attention, monitor, and long-term planning
- Budgeting-ready notes suitable for AGM packages and reserve-fund updates



Coordination

- Visits scheduled in advance with property manager/coordinators
- Access arrangements coordinated prior to each visit
- Single point of contact for all communication

Roof Maintenance Program

Potential Costs Without Routine Roof Maintenance

Issue or Impact	What Can Happen	Typical Cost Exposure*
Minor roof leak	Small active leak requiring repair	\$600 to \$2,800
Flashing or membrane repair	Failed flashing, open seam, or localized membrane damage	\$500 to \$2,000
Emergency leak response	Immediate callout to locate and control an active leak	\$1,500 to \$5,000+
Storm related roof repair	Wind or rain exposes an existing weak point	\$3,000 to \$15,000
After hours response	Urgent evening, weekend, or holiday attendance	Often 50 percent higher
Water mitigation and drying	Extraction, drying equipment, moisture checks, and containment	\$3.00 to \$7.50 per sq. ft.
Interior restoration	Ceiling, drywall, insulation, flooring, paint, or finish repairs	\$5,000 to \$50,000+
Major interior damage	Water spreads through multiple areas or tenant spaces	\$10,000 to \$100,000+
Tenant disruption	Complaints, access coordination, temporary relocations, or closures	Varies by property and tenant impact
Operational downtime	Interrupted office, retail, warehouse, or common area use	Lost time and possible lost revenue
Insurance coordination	Documentation, adjuster meetings, quotes, and claim administration	Management time and possible deductibles
Mold risk	Delayed drying can create additional remediation requirements	Can add significant cost and delay

*Pricing is based on standard roof access and normal service conditions. Sites with multiple buildings, multiple roof areas, limited access, steep pitches, complex detailing, or heavier debris accumulation will be quoted separately or adjusted accordingly. Work requiring lift equipment, specialized access, extensive cleaning, or larger repair scopes are quoted separately unless specifically included in writing.

Book a Complimentary Roof Maintenance Review

A simple way to review roof condition, identify concerns early, and determine the right plan for the property.



What This Helps With

Early identification of problem areas, better planning for roof related costs, fewer surprise leaks and emergency calls, clear documentation for budgeting and internal discussions



A Good Fit For

Strata properties, commercial buildings, aging roofs, recurring leak concerns, properties needing clearer reporting and easier coordination



Next Step

Contact TNSC to schedule a complimentary roof maintenance review and discuss the best plan for the property

True North Strong Contracting Ltd.

call us: 604.375.8672
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Bottom Line



A small roof issue can become an expensive building issue when it is left too long. Scheduled maintenance helps identify blocked drains, failed sealant, damaged flashings, and membrane concerns before they turn into emergency repairs, interior damage, downtime, and tenant disruption.