

Roof Maintenance Program

Strata, commercial and multi-unit properties across the Lower Mainland

Planned roof maintenance for strata councils, property managers and commercial owners. Scheduled inspections, photo-based reporting, drain and debris service, and prioritized repair recommendations — built to protect the roof asset, satisfy warranty conditions and support reserve-fund planning.

Why planned maintenance

In the Lower Mainland's wet coastal climate, small issues become expensive quickly. Clogged drains, failing sealants and unchecked flashings are the leading causes of interior damage claims. Planned maintenance catches these early, keeps warranties intact, and extends useful roof life by years.

- Reduce emergency callouts and interior damage
- Protect manufacturer and RCABC guarantee coverage
- Support reserve-fund and capital planning with documented condition data
- Provide clear records for owners, councils, managers and insurers

Maintenance plans

ESSENTIAL

\$895

Essential Care

Returning client rate: \$795

For smaller strata and light commercial properties that need reliable annual oversight.

- 2 scheduled inspections per year (spring and fall)
- Photo summary after each visit
- Light accessible debris removal at drains and problem areas
- Repair recommendations with priority notes

MOST SELECTED

\$1,495

Plus Protection

Returning client rate: \$1,345

For proactive strata councils and commercial owners who want maintenance included.

- Everything in Essential Care
- 2 additional service cleanups for drains, scuppers, gutters and debris-prone areas
- Minor maintenance allowance during scheduled visits
- Priority response booking for leak-call assessments
- Annual roof condition summary for budget planning

PORTFOLIO

\$2,495**Portfolio Pro**

Returning client rate: \$2,245

For larger sites and property managers who need recurring documentation and coordination.

- Up to 4 visits per year, inspections and maintenance checkups
- Roof asset log with defect tracking based on RCABC checklist categories
- Manager coordination support for rooftop access
- Budget-priority matrix for immediate and future work
- One after-storm priority inspection booking per term

Prices are per building per year and exclude GST. Returning client rates apply to renewing maintenance clients in good standing.

What a maintenance visit looks like

Every scheduled visit follows the same repeatable process so councils and managers know exactly what they are getting — and can compare condition across visits and buildings.

1. Site walk & safety review

Roof access, tie-off points and hazards reviewed before work begins. Sign-in with site staff where required.

2. Full roof inspection

Field, flashings, penetrations, curbs, drains, scuppers, gutters, transitions and rooftop equipment reviewed against RCABC checklist categories.

3. Housekeeping & debris service

Drains, scuppers and gutters cleared. Debris removed from field and around penetrations. Photos captured before and after.

4. Sealants, flashings & penetration checks

Sealants and terminations checked for cracking, separation or UV failure. Loose fasteners and flashings noted or addressed on Plus/Portfolio plans.

5. Photo-based condition report

Findings compiled into a photo report with recommendations separated by urgency (immediate / this season / plan-for) and budget priority.

6. Follow-up & documentation

Report delivered within 5 business days. Urgent items flagged same-day. Records kept on file for AGM materials, warranty claims and insurance.

Reporting you can hand to owners and insurers

- Building and address, date of visit, weather conditions and technician name
- Photos organized by roof area with captions and location references

- Findings graded by urgency: Immediate, This season, Plan-for
- Budget priority and estimated cost bands for planned items
- Warranty-sensitive items flagged separately with the applicable roof system noted
- Portfolio Pro adds a running defect log and multi-building summary

Areas served

Surrey, South Surrey, White Rock, Delta, Langley, Richmond, Burnaby, Vancouver, Coquitlam, New Westminster, Maple Ridge, North Vancouver, West Vancouver and the surrounding Lower Mainland communities.

Getting started

Share the property address, roof type and any known history. We will schedule a walk, confirm the right plan and provide pricing tailored to the building or portfolio.

Contact

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