

THE PROACTIVE APPROACH TO ROOF REPAIRS & MAINTENANCE

ROOF REPAIRS,  
SIMPLIFIED

# PREVENTATIVE ROOF CARE

Designed for Multi-Family, HOA and  
Commercial Retail Properties



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# DOES YOUR ROOF HAVE A PLAN?

**Roof Repairs should not be complicated.**

Our team at Shepherd Commercial Roofing wants to remove the hassle that is often involved in getting someone to fix the leak on your roof.

Our revolutionary program "Preventative Roof Care", is not about drawing out the process and trying to upsell. you -- it's about creating long term partnerships with our respected clients.

**This guide will take you through the program from start to finish so you can make an informed decision about your property.**



# WHAT ARE YOUR BIGGEST CONCERNS ABOUT YOUR ROOF

These are the ones we have heard the most:



**Sudden Roof Leaks**



**Property Damage**



**Unexpected Stress**



**Time Consuming**



**Costly to Repair**



**Paint & Drywall Damage**

Roofing issues like leaks and structural damage can disrupt property operations and lead to costly repairs. They often cause inconvenience, raise maintenance expenses, and result in upset tenants. **Do these challenges sound familiar to you?**

## WHAT IS YOUR BIGGEST CONCERN HIRING A ROOFING CONTRACTOR?

Selecting the right roofing contractor is crucial yet daunting. Property managers often grapple with several concerns when choosing a professional to trust with their roofing needs.

How do I find a roofer that I trust?

Will someone show up on time?

Will it be fixed right the first time?

Will the price be fair?

Will the work start right away?

Will there be a warranty?

# WHAT IS THE TYPICAL PROCESS FOR REPAIRS?

It's a bizarre waiting game.

Navigating the process of roof repairs can be met with delays and uncertainties for property managers. From initial contact with contractors to the execution of repairs, each step presents its own set of challenges.



Does this process look familiar to you?

Notice just how much "waiting" is involved?

## WHY DON'T SOME ROOFERS SHOW UP?

Property managers often grapple with the unreliability of roofing contractors. Here are some of the underlying challenges:

- ✗ They only care about the BIG jobs.
- ✗ They don't want to waste their time.
- ✗ Aren't organized enough.
- ✗ Don't have properly trained service techs.
- ✗ Don't have dedicated repair teams
- ✗ Cant give quick estimates.



**WE OFTEN HEAR THAT YOU NEED TO CALL 8 ROOFERS IN ORDER TO GET 3 ESTIMATES, JUST TO RECEIVE 1.**

**WE ELIMINATE THAT PROCESS.**

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# ROOF REPAIRS: SIMPLIFIED.

Preventative Roof Care is simply that. Why have a new roofing contractor for every repair? Preventative Roof Care is about making the process easy.

Just like having a trusted Doctor or Mechanic, we believe in having a trusted expert for all your roofing needs -- whether you need help today or 10 years from now.

**Here's an overview of how it works and why it's one of the most "no brainer" decisions you can make for your property.**



# WHAT IS PREVENTATIVE ROOF CARE?

IT'S LIKE A HEALTHCARE PLAN FOR YOUR ROOF.

Preventative Roof Care is designed to revolutionize the way property managers approach roof maintenance and repairs. This innovative service provides a proactive solution to common roofing challenges, offering transparent pricing, priority scheduling, expert assessments, and hassle-free repairs. **Preventative Roof Care aims to simplify the roofing experience, ensuring prompt, efficient, and cost-effective solutions for property owners and managers.**

Save: Time, Money, & Tenant Frustration

## WHAT CAN YOU EXPECT?

We make it easy, affordable, and fast.

- ✓ FREE to Join Membership Program
- ✓ Work is scheduled promptly
- ✓ Roofers show up to inspect AND repair
- ✓ Problem gets fixed right the first time
- ✓ Securing and protecting the property
- ✓ Fair, accurate and upfront pricing
- ✓ Clear communication from start to finish

## HOW DOES PREVENTATIVE ROOF CARE WORK?

Once you become a member of the Preventative Roof Care Program, dealing with any roofing related issue becomes **FAST, EASY, AND STREAMLINED**. Once your property is signed up for the program, here's how the process goes:



Call  
Shepherd Commercial  
Roofing



We Schedule  
You ASAP



Our Techs show  
up and make  
repairs



You pay based on  
your agreed budget  
or less

# WHAT ARE THE BENEFITS OF PREVENTATIVE ROOF CARE?

When you become a member of our program, you gain access to advantages designed to streamline your property management experience and enhance the integrity of your roof. From priority emergency services to transparent pricing, our program offers peace of mind and reliability every step of the way.

Here are some benefits to consider:



## **Priority Emergency Services**

During and after storm events, we only work for our local clients. **CLIENTS FIRST!**



## **Reliable & Fair Upfront Pricing**

Members of Preventative Roof Care will be able to choose their budget level and will receive fast and reasonable estimates if required.



## **Consistent & Quality Services**

With decades of experience, our team of service professionals ensure that you receive fast and quality service with every visit.



## **Workmanship Guarantee**

All repair projects are backed by 100% workmanship guarantee.



## **Extend the Life of Your Roof**

Not only are we repairing your roof, but our teams are trained to identify and fix any other minor repair problems within the budget they discover and provide estimates if necessary.



## **A Trusted Roofing Partner**

Instead of trying to find someone new each time, our team gets to know your property and the focus becomes on the issue rather than the process of finding a roofer.



## **No Cost to Sign Up**

Becoming a member involves NO upfront cost. A member agreement sets up expectation that you will only pay within your budget when a repair comes up.



## **Peace of Mind for You/Tenants**

We want our members to know that when they call us, we will show up and perform fast & quality work at each visit, limiting tenant frustration.





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# WHY SHEPHERD COMMERCIAL ROOFING WE'RE DIFFERENT

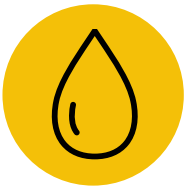
There's a reason why so many property managers in TX choose Shepherd Commercial Roofing. For decades we have been refining our approach -- always in pursuit of becoming a better company that provides great service.

**Here is some more information about what we do, why we do it, and how we approach our work.**



# WHY DOES SHEPHERD COMMERCIAL ROOFING CARE ABOUT PARTNERSHIPS?

We prioritize strong relationships based on mutual trust, exceeding expectations in every project and repair. Viewing partnerships as long-term investments, we tailor services for maximum value. Collaborating closely with clients, we find innovative solutions together, dedicated to helping achieve goals. **We support local businesses and organizations to make a positive impact on the community.**



**Sudden Roof Leaks**



**Property Damage**



**Unexpected Stress**



**Time Consuming**



**Costly to Repair**

## SIMPLY PUT: OUR APPROACH IS JUST DIFFERENT

Our commitment to integrity and excellence sets us apart in the roofing industry. We believe in providing honest solutions tailored to your needs and budget, prioritizing the long-term integrity of your roof above all else.

By building loyal relationships with our clients, staff, and community, we foster an environment of trust and collaboration. Our team consists of highly qualified individuals who undergo continuous training to ensure top-notch service. Service is at the heart of everything we do, and our dedicated team is always ready to go above and beyond to meet your roofing needs.



# HOW OUR SERVICE CHARGE WORKS

We pride ourselves on delivering top-notch roofing services with transparent and straightforward pricing. Here's how our service charges are structured:



## MINIMUM SERVICE CHARGE (\$495)

Our minimum service charge covers most simple common roofing repairs, offering a budget-friendly option for prompt and affordable solutions. This includes the first hour of our truck being onsite, providing you with efficient and high-quality service from the moment we arrive.



## Additional Service Time (\$120 per man hour)

This rate applies after the first hour for up to an additional three hours. Our skilled team will work diligently to address your roofing needs within this timeframe.



## Nights and Weekends

For services performed during nights and weekends, charges will be at time and a half to compensate for the extended hours and ensure that we are always ready to assist you, no matter the time or day.



## Types of Repairs

**Permanent Repair:** If possible, our team will perform a permanent repair within the allotted time frame to fix your issue thoroughly.

**Temporary Repair:** If a permanent repair cannot be completed within the given time, we will implement a temporary repair to ensure your roof is dry and secure. Following this, we will provide a detailed estimate for the necessary permanent repair.

## WANT TO TAKE A PREVENTATIVE APPROACH?

Best way to stop a leak? Prevent it from happening!

In addition to our Reactive Service & Repair Options, we also offer preventative plans that property managers love. Instead of focusing on one emergency leak problem, we tackle as much as we can during our visit with these options.



### Sloped - Shingle Roof Maintenance

- Plans start at just \$1,200/year.



### Flat - Membrane Roof Maintenance

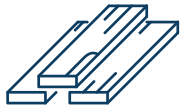
- Plans start at just \$1,200/year.

# NEED MORE THAN ROOFING?

## WE OFFER A HOST OF OTHER SERVICES

Although we are primarily recognized for our expertise in roofing services, we also provide various additional services. **We aim to address any exterior building problems you encounter by offering a wide range of services.** Essentially, we can tackle nearly any issue except for window-related concerns. However, as your reliable roofing contractor, we will gladly provide referrals when needed.

Our services encompass, but are not limited to:



**Rotten Wood Trim Repairs**



**Soffit Repairs**



**Drone Roof Inspections**



**Gutter and Downspout Repairs**



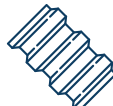
**Flat Roof Replacement**



**Sloped Roof Replacement**



**Siding Repairs**



**Metal Repairs**



**Test Installations**



**Roof Drain Replacements**



**Detailed Roof Assessments**



**Moisture Scanning**



**Roof Ratings**



**Roof Restorations**



**Skylight Installation**

## READY TO LEARN MORE ABOUT PREVENTATIVE ROOF CARE?

**WE WOULD LOVE TO MEET WITH YOU AND YOUR TEAM!**



**LUNCH & LEARN WITH YOU, YOUR STAFF, & REGIONAL MANAGER**

**OR**



**MEET WITH JUST YOU & YOUR REGIONAL MANAGER**



JUST A FEW OF OUR TRUSTED PARTNERS:

