



ROOF MAINTENANCE AND SERVICE AGREEMENT

PARTIES

This agreement, by and between _____, herein referred to as "owner", and Chinook Roofing & Gutters, herein referred to as "Chinook". Owner and Chinook in consideration of mutual covenants hereinafter set forth agree as follows:

PURPOSE

All Low Slope Roofing Systems are susceptible to severe weathering, expansion, contraction and even abuse. It is not uncommon for some leakage to develop at any time after the original roof application, in result of the above causes. In addition, exposure to strong winds, hail and ice, may result in additional roof system degradation. Roofs frequently don't last their design life, but with proactive inspections and scheduled maintenance, Chinook can ensure that you'll beat the odds with a roofing system that lasts beyond its normal life cycle.

Even though a manufacturer's warranty may have been purchased with your new roof, most roofing materials manufacturers require regular maintenance to keep their roof warranties valid. This means the building owner continues to be responsible for the proper roof care and maintenance to insure its top performance.

Chinook's goal is to ensure performance of your existing roof system by offering a maintenance program, which ultimately reduces the costs incurred for roof repairs and/or replacement.

This agreement is good for one year after date signed.

SERVICES

Chinook's roof inspection will consist of the following services:

1. Inspect the entire roof area for damage that may have resulted from foreign objects or from human activity i.e.: HVAC unit maintenance.
2. Remove all debris that may have accumulated on the roof surface to ensure it does not restrict drainage or cause roof membrane damage.
3. Inspect and clean all roof drains, overflow drains, grates, and scupper drains to ensure a free flow of rain water and snow melt.

CHINOOK ROOFING & GUTTERS IS A DIVISION OF R & C ROOFING, INC
5113 PACIFIC HIGHWAY EAST, SUITE 8; FIFE, WA 98424
PH. (253) 517-0884 OR (206) 274-1611 ♦ FAX (253)922-6912
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4. Inspect all welds at membrane field seams, roof curbs, and roof penetrations. Verify no voids have developed at weld points.
5. Inspect all sheet metal flashings and counter flashings at copings, gutters collector boxes, and downspouts to verify they are firmly attached and sealed.
6. Inspect and verify roof access scuttle, ladder, and locking mechanism are operational and all flashings are in place and secure.
7. Submit a written report to the building owner detailing the current roof condition, evidence of any roof abuse, and any problems that could potentially lead to future roof problems.

FEES

Chinook Roofing & Gutters agrees to perform a maintenance service program to the low slope roof roofing system (annually in the fall and/or semi-annually in the fall and spring) and will coordinate with owner to schedule inspection date(s) and time(s).

Inspection Fee: \$2.00/sq. ft. (\$300.00 minimum)

Travel Time: \$45.00 per hour (if located outside of a 30-mile radius of Chinook Roofing & Gutters Office)

Mileage Fee: \$0.48 per mile (if located outside of a 30-mile radius of Chinook Roofing & Gutters Office)

PROPERTY (Project Address)

In witness whereof, the parties hereto have executed this Agreement.

Owner Signature Date

Chinook Roofing & Gutters Date

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