



## SEAL'd Roof Maintenance Agreement

### PARTIES

This agreement, by and between \_\_\_\_\_, herein referred to as "owner/owner's representative", and Chinook BES, herein referred to as "Chinook". The agreement is specific to the properties and/or roof areas listed below. Owner and Chinook in consideration of mutual covenants hereinafter set forth agree as follows:

### PURPOSE

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 because of these causes. In addition, exposure to strong winds, hail, and ice, may result in additional roof system degradation. Roofs frequently do not last their design life, but with proactive inspections and scheduled maintenance, Chinook can ensure that you will 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 ensure top performance. Please inquire about extended warranty programs that may be available when you routinely service your roof with Chinook.

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.

### INSPECTION

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

1. The building's exterior is checked for signs of leaks, staining, and missing mortar along exterior walls.
2. If access is provided, our SEAL Technicians look for leaks and deterioration along interior walls and ceiling also checking the bottom side of the roof deck wherever available.
3. Inspect the entire roof area for damage that may have resulted from foreign objects or from human activity i.e.: HVAC unit maintenance.
4. Remove all debris that may have accumulated on the roof surface to ensure it does not restrict drainage or cause roof membrane damage.
5. Inspect and clean all roof drains, overflow drains, grates, and scupper drains to ensure a free flow of rainwater and snow melt.
6. Inspect all welds at membrane field seams, roof curbs, and roof penetrations. Verify no voids have developed at weld points.
7. Inspect all roofing related sheet metal flashing, including coping cap, edge metal, counter flashing, gutters, downspouts, and collector boxes to verify they are firmly attached and properly sealed.
8. Inspect and verify roof access scuttle, ladder, and locking mechanism are operational and all flashings are in place and secure.
9. Submit a written report to the building owner detailing the current roof condition, evidence of any roof abuse, and any deficiencies that could potentially lead to future roof problems. Line item pricing to repair found deficiencies is also included.
10. Owner to respond within 10 business days upon receipt of any repair estimate. Chinook accepts no responsibility until or unless recommended repairs are performed.



**INSPECTION FEES**

Chinook agrees to perform a SEAL'd roof maintenance service inspection 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). The following fee schedule will be used and billed per inspection performed.

- Inspection Fee: \$0.03/sq. ft. (\$500.00 minimum)
- Travel Time: \$75.00 per hour

**REPAIR PROPOSALS**

After the routine SEAL'd inspection is done, an inspection report will be prepared. Chinook agrees to provide the customer with detailed pictures and clearly written descriptions of our findings along with a list of recommended repairs and itemized repair costs.

**WARRANTY**

**It is not possible to locate every potential deficiency in a roof system during inspection. Additional items may arise between our initial inspection and a leak event. Chinook's Seal'd repair and maintenance program warranty is exclusive to areas where we have performed a specific documented repair. Leaks or repairs outside of photo documented work are excluded from this warranty.**

All work will be performed in a professional manner. Chinook will promptly return to the project and repair or replace, as necessary, any significant defect in workmanship related to documented repairs at Chinook's sole expense. Chinook's repair warranty is exclusive to the original client on the specific building indicated below. Term is one year from the date of substantial completion.

**PROPERTY/PROPERTY ADDRESS**

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**SERVICE TYPE (Check One)**

- Annually in the fall
- Semi-annually in the fall and spring (required to maintain roofing manufacturer's warranties)

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

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Authorized Agent (Print) (Signature) (Date)

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Chinook Building Envelope Services (Print) (Signature) (Date)

This agreement can be terminated any time after 12 months of enrollment by emailing [info@chinookroofing.com](mailto:info@chinookroofing.com).