Residential Roof Maintenance Program

Protect your home with proactive roof care that keeps small issues from becoming big problems. Our Residential Roof Maintenance Program delivers year-round inspections, routine cleaning, and priority service so your roof stays in top condition. Choose the tier that fits your needs and enjoy peace of mind knowing your home's first line of defense is always taken care of.

Tier 1 — Basic Protection

Annual Membership: $450

Twice-a-Year Service Includes:

- **Roof Inspection:** Assessment of shingles, flashing, vents, chimneys, skylights, pipe boots, and all visible roofing components.
- **Debris Removal:** Clearing branches, leaves, and loose debris that may obstruct drainage or cause premature wear.
- **Gutter & Downspout Cleaning**: Removal of buildup to ensure proper water flow and reduce overflow-related damage.
- **Storm Damage & Leak-Point Identification:** Early detection of compromised areas.
- **Basic Repairs — Up to $85 Value** Includes:
  - Replacement of missing or damaged shingles
  - Nail pop corrections
  - Resealing of flashings, skylights, and pipe boots
- **Photo Documentation & Record Keeping:** Organized digital records of all inspections, repairs, and maintenance actions, and an annual roof health report.

Tier 2 — Reinforced Protection

Annual Membership: $650

Quarterly Service Includes Everything in Tier 1, Plus:

- **Cleaning & Inspections:** More frequent monitoring to catch issues early and maintain optimal roof performance.
- **Reinforced Repairs — Up to $195 Value.** Examples include:
  - Minor flashing rebuilds
  - Small-area shingle replacement (up to ½ bundle)
  - Pipe boot replacement
  - Minor fascia/soffit patch repairs
- **Priority Emergency Response:** Faster scheduling during active leak events or storm-related emergencies.
- **Discounted Emergency Services** *10% off emergency leak calls or storm-damage mitigation.*
- **Exterior Skylight Glass Cleaning:** Removal of dirt, pollen, and debris for improved clarity and appearance.

Tier 3 — Elite Protection

Annual Membership: $950

Bi-Monthly Service Includes Everything in Tier 1 & Tier 2, Plus:

- **Cleaning & Inspections:** Six scheduled service visits per year for maximum preventative care and early issue detection.
- **No Emergency Response Fee:** Emergency leak visits are included at no additional charge for Elite members.
- **Temporary Leak Mitigation — Up to $200 Value:** Includes emergency tarp installation, temporary sealing compounds, and water-diversion setup to protect interior finishes during active leaks.
- **Elite Repairs — Up to $250 Value.** Examples include:
  - Larger shingle section replacement (up to one full bundle)
  - Minor fascia or soffit rebuilds
  - Small flashing reconstruction
  - Minor siding patch repairs related to roof-edge water intrusion
- **25% Discount on Additional Repairs:** Applies to all roof, fascia, soffit, siding, and exterior repair services.
- **10% Off Total Roof Replacements:** Discount applied to full roof system installations.
- **Moss & Algae Treatment (If Applicable):** Application of safe, roof-approved cleaning agents to prevent biological growth and preserve roof appearance

Disclaimer

This Residential Roof Maintenance Program is a preventive service plan designed to identify and address minor exterior issues before they become major problems. While trained professionals perform inspections and maintenance, participation in this program does not guarantee prevention of all leaks, storm damage, or future repair needs.

Repair credits included in each tier apply only to repairs completed by EGRS and to minor repairs that can be completed during scheduled maintenance visits. Any repair exceeding the included credit amount will be quoted separately. Emergency response prioritization does not guarantee immediate arrival during severe weather events or periods of high service demand.

This program does not modify or replace any manufacturer or workmanship warranties. **Homeowners are responsible for informing EGRS of any active roof warranty, including workmanship or manufacturer warranties provided by the original installer. Maintenance, repairs, or alterations performed on a roof not installed by EGRS may void or impact the warranty provided by the installation contractor or manufacturer. EGRS will advise when a recommended repair or maintenance action may affect an existing warranty, but the homeowner is ultimately responsible for reviewing, understanding, and disclosing warranty terms.**

Coverage applies only to roof-related components (fascia, soffit, gutters, pipe boots, vents, skylights, flashing, satellite mounts, and rain diverters) as outlined in each tier. Structural issues, storm-related damage, interior repairs, or full system replacements are not included unless specifically stated. All services are subject to weather conditions, safety limitations, and accessibility.

If your home has gutter guards, EGRS will clean the tops during each visit, but does not remove or uninstall gutter guard systems. Debris trapped beneath the guards is not included in routine maintenance and may require additional service at standard pricing

EGRS reserves the right to adjust program pricing, service availability, and eligibility requirements at any time. A **10% discount** is applied to any maintenance tier for roofs newly installed by Eben Gray's Roofing Service (EGRS).

All Residential Roof Maintenance Program fees are prorated based on the initial enrollment date. Regardless of start month, every plan renews on January 1st of each calendar year.

Service scheduling, including maintenance visits and repair credit allocation, will be organized according to the homeowner's initial start date. After the prorated first year, all services transition to the standard annual schedule beginning January 1st.

Enrollment in this program constitutes acceptance of these terms.