



THE MOST DEPENDABLE

STEEP & FLAT

ROOFING EXPERTS

SERVING THE GREATER CINCINNATI/DAYTON AREA

RoofingAnnex[®]

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Let's cut to the chase and go over

WHAT WE DO



FLAT ROOF

TPO/PVC

EPDM

BUR

POLY FOAM

BITUMEN



STEEP-SLOPE

COMPOSITE

CEDAR SHAKE

SLATE

TILE

METAL



SERVICES

INSPECTIONS

SERVICE CALLS

GENERAL REPAIRS

REPLACEMENT

MAINTENANCE PLANS



SCHEDULE A FREE
Consultation

513.685.9092
roofingannex.com



What sets us apart?

EVERYTHING



AWARD WINNING EXCELLENCE

The President's Club Award recognizes us as one of the top 100 roofers in the nation!



THE HIGHEST LEVEL OF TRUST

Our A+ BBB rating is joined by dozens of positive reviews!

Roofing Annex has more clout with roofing product manufacturers, suppliers, and local tradesmen than most other roofing companies around. Why? Because they know we're doing things right. We simply bring more to the table and build value into our services. We're not looking to just be your roofer, but your problem solver as well.

A FEW WAYS WE GO BEYOND THE STATUS QUO:

- **Precise Estimates via Satellite Measurement Data**
- **Trained and Certified Experts at Every Turn**
- **The Most In-Depth Attention to Detail (Custom CMS)**
- **Extremely Competitive Pricing via Status with GAF**
- **Specialty Roofing Type Expertise**
- **Rapid Response Service Calls**
- **World-Class Products**
- **Unbeatable Warranties**

Offering more than the competition means staying

AHEAD *of the* CURVE



Professionalism and value go hand-in-hand with Roofing Annex. We simply offer more than other roofing companies do via unique services, more highly trained professionals, and a higher level of accountability. Since our establishment, our main goal has been to change perceptions about our industry through innovation. Utilizing new technologies and focusing on the customer experience produced the following breaks in the roofing paradigm:



PROFESSIONAL ROOF INSPECTIONS

Like insurance companies, our inspectors are trained and certified by HAAG Engineering in the art of forensic roof inspections.



ACCOUNTABILITY

Project managers armed with iPads (for notes and photo documentation), custom software, and vital knowledge oversee our builds to ensure all goes by the book.



ADDED PROTECTION

Most roofing companies focus on picking up nails after a build and call it "protection". We fortify windows, landscaping, traffic areas, and more!



EXTEND YOUR ROOFS LIFE WITH OUR MAINTENANCE PLANS.

A well-maintained roof can last many years past its initial warranty period, and every astute building manager knows that pushing back roof replacement frees up capital that can be used for other business-related expenditures. Savvy building managers that want to get the most from their roof investment realize that regular commercial roof maintenance isn't an option—it's an integral part of a financially responsible facility plan.

TIMING IS EVERYTHING IN THE WORLD OF ROOF MAINTENANCE

Optimally, a commercial roof should be inspected at least twice a year, usually in the spring and fall. Most roof system warranties have specific roofing maintenance guidelines that must be followed in order to keep the warranty in effect. In some cases, enrolling in a qualified commercial roof maintenance plan can actually extend your warranty.

INITIAL ROOF SURVEY FOR A COMMERCIAL ROOF MAINTENANCE PLAN

An initial comprehensive roof survey provides a solid foundation at the start of a new commercial roof maintenance plan. The survey should feature a detailed report of the roofs current condition, the age and size of the roof, and the type of roofing system present. Any factor that influences the existing or future roof condition, such as location and type of access portals, the number and placement of paths, prevailing environmental factors and building use, are all invaluable when it comes to establishing a successful commercial roof maintenance plan.



WELCOME TO THE ROOFING ANNEX ASSURANCE PROGRAM

This program is an add-on to our maintenance plans for added protection against Mother Nature. It's not a matter of "if", but when you are in need, we will be there to assist you! Our 24/7/365 monitoring allows us to immediately respond when weather events come in contact with properties we service. When Roofing Annex is on the job, rest assured knowing that each of the following will take place automatically:

- ✓ **Benchmark inspections** - Initial inspections allow us to properly diagnose any existing and/or future problems. It gives us and the property owner/manager a current diagnosis for their properties. It also allows us to give the property owner options on extending the life of their investment through customized maintenance programs.
- ✓ **Emergency inspections** - 24/7 storm monitoring means you don't need to call after an extreme weather event. We show up and inspect your property within 24 hours.
- ✓ **Time stamped photos** - This is paramount for future claims to show the damage was not pre-existing.
- ✓ **Leak detection** - Locate and prescribe remedy for existing leaks.
- ✓ **Emergency tarp service** - If the roof is compromised, a tarp will be installed to mitigate any additional damage at no charge to the customer.

Your best and safest choice...

1 MANUFACTURER 1 SYSTEM

A professionally installed GAF roofing system is the **BEST & SAFEST CHOICE** for property owners/managers.

A steep slope roof on a commercial property can take a pounding from weather and other wear and tear. Roofing Annex is proud to be able to offer The Weather Stopper® Roofing System which has earned the prestigious Good Housekeeping Seal. The Seal is more than just the most-recognized symbol of product quality. It's your assurance that the highly trained experts at the Good Housekeeping Institute have performed a rigorous evaluation of GAF's research, quality control, and other key functions — for **your peace of mind!**

When a roofing system is comprised of products (see the graphic below) from a single manufacture the end result is one that stands up to the ravages of time and mother nature. When installed by a GAF Master Elite Contractor, like Roofing Annex (who is trained by GAF), a GAF roofing system is the best option available... **The warranties prove it!**



For Low Slope Roofing We Champion TPO PRODUCTS

We don't just use any old Thermoplastic Polyolefin (TPO), as a GAF Master Select Roofing Contractor™ we stand by EverGuard™ and EverGuard Extreme™. While we repair and replace **all types** of flat roofing, Roofing Annex urges clients to consider the energy **savings, low maintenance, and outstanding warranty** of GAF's TPO for their next project.

BENEFITS TO USING A TPO ROOFING SYSTEM

TPO is considered the new kid on the block and has some contractors wary but not us. We believe in the science and testing that proclaims EverGuard and EverGuard Extreme 60 mils to be the best TPO around. Here are some other points that need to be made:

- **Heat Welded Seams** – The strongest bond of any product.
- **A+ Puncture Resistance** – It's even beyond reinforced EPDM.
- **Dimensional Stability** – Will not shrink like EPDM.
- **Longevity** – Properly cared for TPO roofs will last 35+ years.
- **Less to Go Wrong** – Fewer install steps means less can go awry.
- **Repairs Go Fast** – Remove the bad patch and weld in a new one.
- **Chemical Resistance** – Salt, oil, and other chemicals won't damage.
- **Energy Efficiency** – Its reflective surface means lower electricity bills.
- **Pick your color** – GAF can manufacture any color you wish.
- **No Dollar Limit Warranty** – GAF's warranties covers everything under its TPO products for 20 or 35 years with total coverage for any losses incurred due to product failure.

INDUSTRY INSIDER SECRET: The number one reason most roofing companies don't like TPO is the lack of maintenance fees it brings in. EPDM and Bitumen need repairs more frequently.



EverGuard

**EverGuard
EXTREME**



Save money and protect your property with a

ROOF COATING



Roof coatings are a great way to extend the life of your low-slope or flat roof. They protect the roof from wind, rain, and sun which can cause a roof to dry out and crack. Roof coating can provide energy savings by lowering the temperature of the roof. GAF makes multiple products that work as a system to protect just about every flat roof type out there! Each product is specially formulated for long lasting results.

Roof coating applications are a fast process that can be rolled and brushed or sprayed onto a multitude of surfaces; most metal, asphaltic, and single ply roofs.

Before we coat a roof, we replace any wet insulation and address any ponding water areas. Once the roof is sound, we apply the Roof Mate System in stages. The Roof Mate System includes all the components needed to restore the roof. The system includes Roof Mate Base Coat, Top Coat, Butter Grade Flashing, Fabric, and Seam Tape.



THE ROOF MATE SYSTEM DELIVERS FOR LESS!

This product delivers a 15 year warranty! Why not spend a fraction of a full replacement fee and extend the life of your roof?

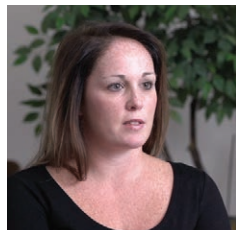
From property owners to property managers, our clients write

GREAT REVIEWS



*Professional, industrious, meticulous. **Extremely happy with the quality of the work performed.** They performed all of the necessary background work to ensure the job was done correctly. I would recommend them to anyone wishing to have roofing work done.*

- E. Behling, Property Manager
Cincinnati Area



*Roofing Annex really stands behind their work and that brought a level of comfort to us because we work on behalf of 168 units. It was very comforting to know that they were there via **daily communication.** Their professionalism and workmanship was kept at the highest standard. Overall, it really made the whole project seamless. We experienced the difference with Roofing Annex from the beginning to the individual residents praise. Their knowledge of the materials they were using and the follow-through to establishing the warranty paperwork really sets them aside because they do understand what it takes to get a large project done.*

- Gwyn Rotramel, Owner
Apple Property Management



★★★★★
22 REVIEWS



★★★★★
16 REVIEWS



★★★★★
36 REVIEWS



★★★★★
52 REVIEWS



★★★★★
58 REVIEWS



★★★★★
89 REVIEWS



★★★★★
120 REVIEWS



*For direct and expedient service for
commercial roofing needs, please contact...*

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