

Looking For A Sustainable Solution?



Property Managers, Building owners, Multi-Family Dwellings, Commercial Properties, Etc.

Yearly Maintenance Service

Inspect, clean, reports for insurance companies and warranty compliance.



Sustainable Roof Program



Full Roof Recondition

"Don't replace, save roof"

Available to complete all at once or 2 to 3 phases to fit client's budget.

*Client will receive credit for 1/2 of the Urgent Repair cost towards Full Recondition.



INSPECTIONS

Reports, photos, videos, & user freindly web-based app. For insurance and warranty compliance.



URGENT REPAIRS

"Known Leak Areas"

Penetrations, waterways, parapet walls, equipment, etc.

*Client will receive credit for 1/2 of the inspection fee on Urgent Repair cost.





SAVING LANDFILLS ONE ROOF AT A TIME

INSPECTIONS

Everything starts with an onsite, on the roof inspection. While on the roof we can see the current condition of not only the roof substrate – But also the seams connections, granule condition and all challenges the roof substrate is going through.

Some common conditions that often get overlooked due to lack of maintenance are:

- Moss growth
- Algae growth
- Ponding water granule loss
- Penetrations not sealed
- Parapet walls splitting or bubbling
- Aligating of any and all mastic patches
- Equipment vibrating that is breaking their seals into the roof

Each item listed above by themselves do not mean that your roof needs to be replaced, but make no mistake continued neglect will cost thousands of dollars in leak repairs and take years off the life of your roof.

Think of your roof as your income vehicle. To keep those monthly rents coming in and keeping the profit, you must consider a program, a system or a plan in order to keep your income vehicle in shape. We all understand that scheduled oil changes and maintenance in our personal vehicles are required to protect our investment in our vehicle.

“YOUR INCOME VEHICLE IS NO DIFFERENT”

Lets talk about why?

Most of us in Southern California Are blessed with more sunshine than almost anywhere else in the country. So that in and of itself helps us forget the maintenance aspect of protecting our roofs.

Did you know?

Property Insurance Companies are very aware of our forgetfulness and are now sending out arial drones to take photos of each property before renewing policies. Here, at Jemstar Construction Services, we used to get a handful of calls in a month from property owners who received a cancellation of renewal notice because of the condition of the roof.

If you read the fine print of your property’s profile, you will see that “a requirement of maintaining your policy in good standing is that a licensed professional must inspect your roof annually and provide a report with photos that you must keep and document on an annual basis”.

In 2024, we have seen insurance carrier “drone inspections” increase to an amount that yields more than 50 calls per month from many property owners needing to get their roof inspected and repaired.

“SCHEDULED INSPECTIONS AND MAINTENANCE ARE THE NEW NORMAL”

EXISTING ROOF WARRANTY -

We can’t tell you how many times we hear “we just replaced our roof 5-7-10 years ago, it’s under warranty”. As good as that sounds and is easy to say because the “roofing contractor” told you that you have a 20, 30, 40 year warranty. The fact is that warranty has many “conditions” that need to be met by the buyer.

1. All roofing warranties are pro-rated with each passing year your warranty is getting weaker and weaker. Plus the warranty is only for the material from the manufacturer. What starts out as 100% coverage quickly turns into 50%, 40%, 30%, 20% coverage on the material only as your roof ages.
2. **When placing a claim for your warranty the manufacturer will ask you for a copy of your annual scheduled roof maintenance records.** If you do not have them in most cases your warranty claim is denied. “But the roofer told me I had 20,30, 40 year warranty does not fly when placing a claim with the manufacturer”.

THE JEMSTAR ROOF SUSTAINABILITY APPROACH -

Having been in the industry for over 42 years, seeing this story play out of thousands of buildings with hundreds of clients we believe that ongoing inspections and annual maintenance are the key to saving our clients the costly leak repairs and lengthen the life of the roof.

WE OFFER OUR CLIENTS THE FOLLOWING:

- A. Annual inspections – A 26-point roof inspection with a report for insurance and warranty coverages.
- B. Photos – Taking photos annually of the current condition helps our clients make informed decisions and not have to be told “You need to replace your roof!” from a roofing contractor.
- C. Contractor Software Management – Our custom web-based management software helps keep you informed and helps you look smart to your ownership group.

We provide:

- a. Inspections
- b. Photos + Videos
- c. Daily logs – full accountability of work performed
- d. Urgent Repair suggestions
- e. Full Roof Reconditions proposals instead of replacement proposals
- f. An account summary
- g. Copies of signed proposals and receipts of money spent and up to date balances.

URGENT REPAIR PLAN

“Known Leak Areas”

Since our goal is to “save” your roof and sustain it we know the critical areas to look at once we are on top of the roof inspecting it.

Every roof has “Known Leak Areas”:

- A. Penetrations
- B. Flashings
- C. Drain Areas
- D. Gutters
- E. Ponding Areas
- F. Waterways
- G. Equipment
- H. Ridgeways
- I. Parapets

When you read our “Urgent Repair Proposals” you will see the report that matches our inspection photos. It will be abundantly clear that starting with the “urgent repairs” is the most cost-effective way to begin the journey of roof sustainability. By proactively addressing the “Known Leak Areas” you are effectively adding years back onto your roof’s life and longevity. Your roof will last longer without the costly expense of premature replacement.

Another added bonus to completing the Urgent Repair Plan is that we credit you back ½ of the Inspection cost.

Full Roof Recondition **VS** **Full Roof Replacement**

One of the most common questions we get asked is:

“Why wouldn’t I just replace my roof instead of having your company recondition my roof?”

OR

“Isn’t a new roof better?”

Our answer is...

You can replace your roof with any roofing material you choose but even if you do decide to replace your roof wouldn’t you want your roof to be waterproof?

If the obvious answer is “Yes, of course I expect my new roof to be waterproof that’s why I would invest in it”.

Makes perfect sense, however did you know that 99.99% of all roofing products have a permeability rating above 1.0? Meaning that the new roof you are investing in is considered water resistant and **NOT WATERPROOF**.

Perm Rating – IT IS IMPORTANT!!

Applying any liquid or solid roofing material to a roof surface requires careful consideration when choosing what product will last 10, 20, 30, 40 years on your roof.

ANY ROOFING PRODUCT WITH A PERM RATING ABOVE 1.0 WILL NOT PROTECT YOUR ROOF FROM LEAKS. STANDING, PONDING WATER WHERE ALL DEGRADATION AND FAILURE STARTS.

LOOK CLOSELY AT THE MANUFACTURER EXCLUSIONS ON YOUR WARRANTY OF THE MATERIAL YOU ARE CONSIDERING. YOU WILL FIND A LONG LIST OF EXCLUSIONS AND “STANDING/PONDING” WATER WILL SURELU BE PRESENT IN THAT EXCLUSION LIST.

Our proprietary Class 1 Waterproof SureCoat System offers 100% waterproofing for your roof without the need of tear off and replacement.

Firstly, our product has a perm rating of .0025 which is better than 99.99% of the products you will consider. Our warranty specifically includes “Standing/Ponding water” and is the only Class 1 waterproof material on the market.

Secondly, our product is considered a maintenance product, please see IRS Code Section 162 as many of our clients have utilized the product and service as a maintenance expense instead of a capital investment saving thousands on the project and at tax time. Additionally, because of our unique positioning as a maintenance product/service there are no requirements from city municipalities for the need of obtaining a permit.

As most recognize, inviting a city inspector onto or in their property for a project often opens the door for many other potential areas of concern. Just to name a few:

- A. ADA Compliance issues
- B. Parking lot striping
- C. Electrical issues
- D. Additions

Our proprietary Class 1 Waterproof SureCoat System helps you avoid all that and saves you valuable time and money. This product and process has been utilized for over 20 years by a select private clientele here in Southern California.

- ***Kidder Matthews***
- ***Boyd Enterprises***
- ***South Coast Air Quality Management District***
- ***Fairmont Schools***

Just to name a few who have made the decision that waterproofing their properties and saving thousands truly leads their companies into a sustainable future.

The Process...

After initial inspection, you will be provided with many photos, videos and documents as options for your properties roof. Your account and all these photos and documents will always be available to you 24/7, 365 days a year inside of our CSM.

You will find an “Urgent Repair” proposal that we suggest all clients start with beginning the journey to sustainability. At the same time you will find our “Full Roof Recondition” proposal. Unlike roofing companies we are not pushing you to make this commitment initially. We prefer to develop our partnerships over time and only do full roof reconditions over time and with you having time to budget for the project.

Another unique feature of our proprietary product is the fact that our product is monolithic; meaning that since it has no seams, the roof can be reconditioned in halves, thirds or quarters effectively.

This allows our clients to effectively complete the reconditions and stay in budget. This also greatly reduces the “surprises” associated with leaks and unforeseen deficiencies.

Of course you can choose to do the project all at once – but the great news is that you don’t have to make a huge expensive decision in order to stop leaks and replace your roof.

As an additional benefit to our partners, Jemstar provides a 50% credit from the previously completed “Urgent Repairs” as a discount. This ensures our clients are never losing money by utilizing our proprietary product and system.

Additionally, we realize that a true partnership requires both parties to give and take at different junctures of the relationship. At this point you will have already received a 50% credit from the initial inspection and now a 50% credit from completing the “Urgent Repairs” prior to Full Roof Reconditioning.

ANNUAL SERVICE MAINTENANCE PROGRAM

At this point in our partnership, you have been through the “Urgent Repairs” minimally and/or the Full Roof Reconditioning process.

Maintaining your roofs condition is of paramount importance. Each year we will come out and complete the following maintenance service to protect your investment.

1. Written Inspection – For insurance and warranty requirements
2. Check and clear all drains from debris/leaves/vegetation
3. Clean roof surface – Power wash/blow/scrub ponding stains
4. Apply more SureCoat in problem areas
5. Clean roof of all debris
6. Disposal of all debris/trash on the roof
7. Document service for client in CSM
8. Take and upload before and after photos for documentation purposes for insurance and warranty requirements.

This annual service and maintenance program will eliminate the constant surprises you are currently experiencing with your roof on all the property’s you manage or own.

Additionally, and more importantly, you will be in compliance with your property insurance carrier as well as your roof material manufacturer. Congratulations! All those added benefits are certainly an improvement from where you started. However, the biggest benefit has not yet been mentioned.

And that is.... By keeping current on your roofs maintenance you are extending the roofs life and performance. You are also systematically eliminating leak conditions. Both items will contribute greatly to cost savings over time.

Sincerely,

Jemstar Construction

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