



**kw SIGNATURE**  
KELLERWILLIAMS REALTY  
INDEPENDENTLY OWNED AND OPERATED      BROKERAGE INC.



\*CONCEPT IMAGE ONLY



**1725 ROSSI DR**  
**TECUMSEH ON, N9G 0B8**

**PRIME LOCATION: OLDCASTLE INDUSTRIAL PARK**



## PROPERTY FEATURES

1.28  
ACRES

LOT SIZE

13,500  
SQFT

BUILDING SIZE

M1  
INDUSTRIAL  
(RESTRICTED)

ZONING

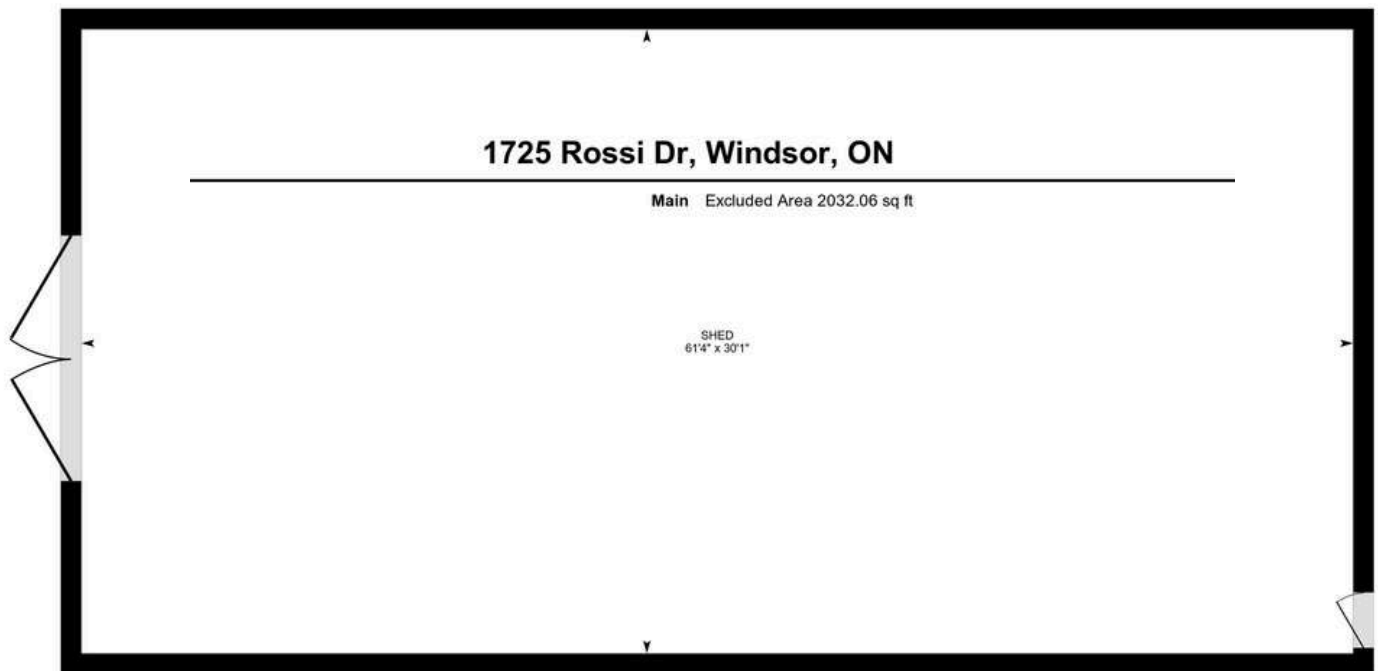
# 1725 Rossi Dr, Windsor, ON

Main Floor Exterior Area 12559.39 sq ft  
Interior Area 12053.43 sq ft



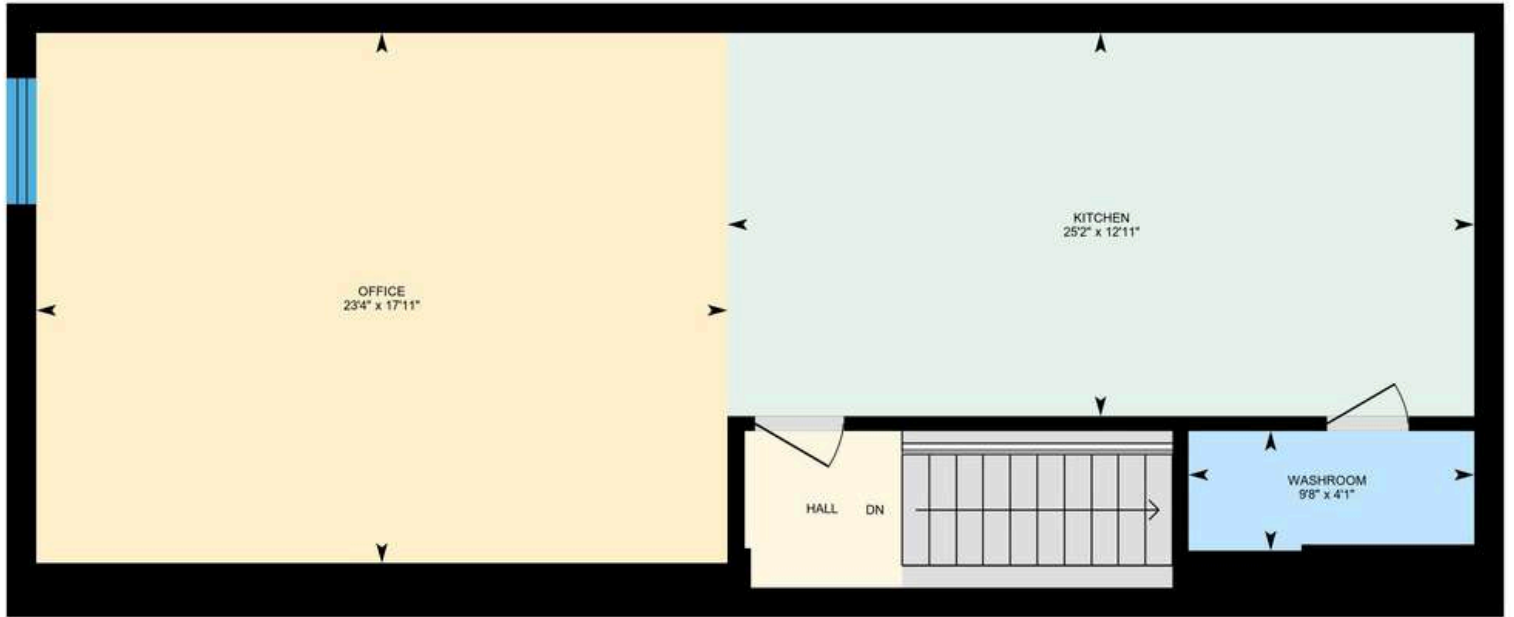
# 1725 Rossi Dr, Windsor, ON

Main Excluded Area 2032.06 sq ft



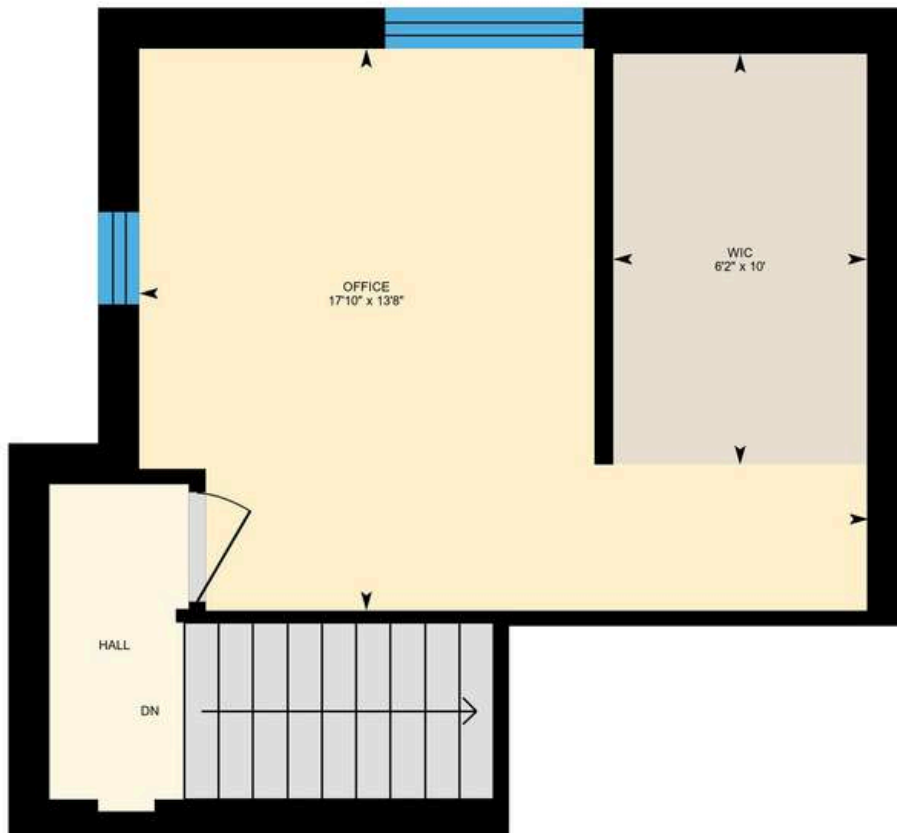
# 1725 Rossi Dr, Windsor, ON

Upper - South Side 2 Exterior Area 1025.60 sq ft  
Interior Area 887.47 sq ft  
Excluded Area 1.90 sq ft



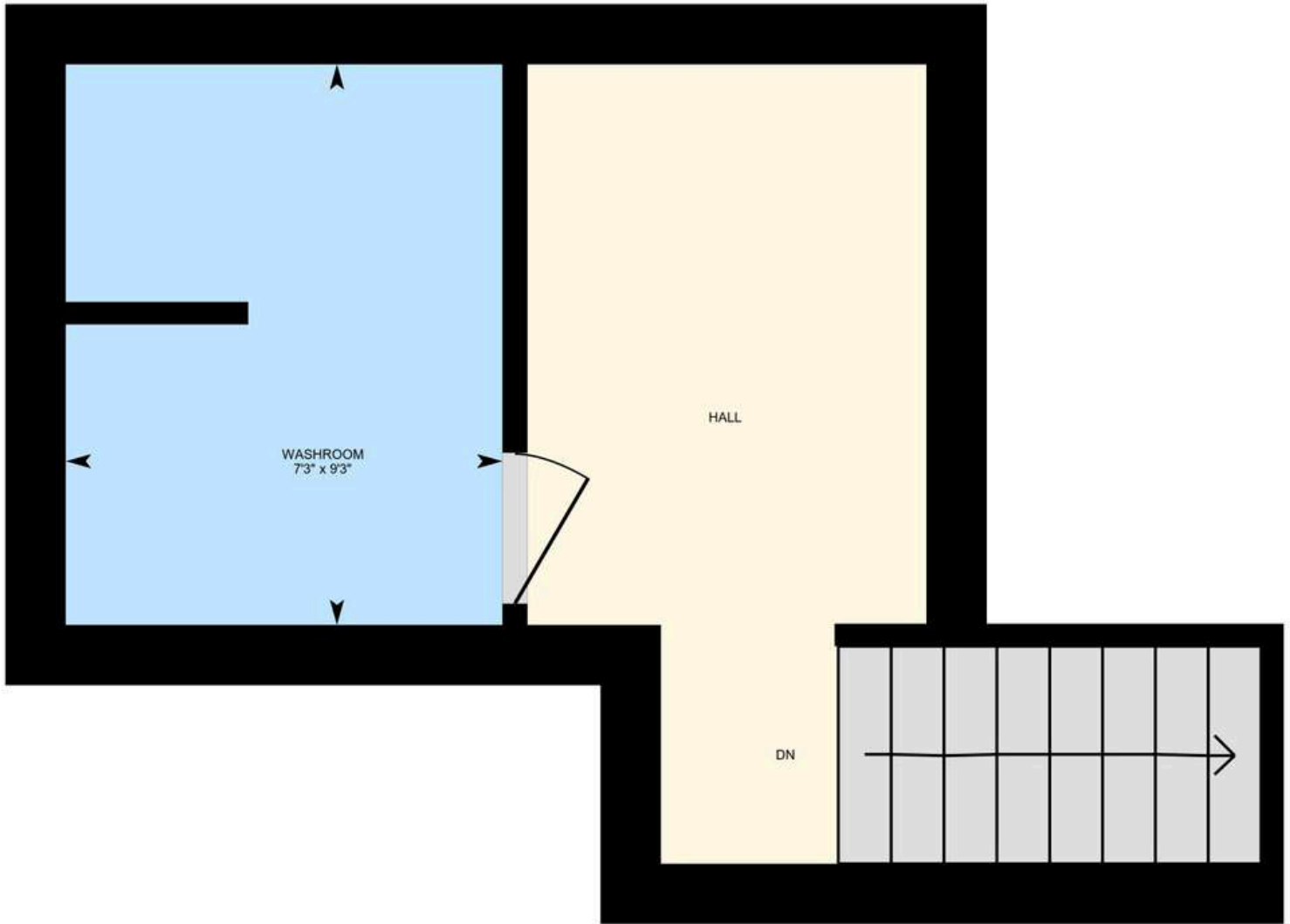
# 1725 Rossi Dr, Windsor, ON

Upper - South Side 1 Exterior Area 380.30 sq ft  
Interior Area 299.67 sq ft



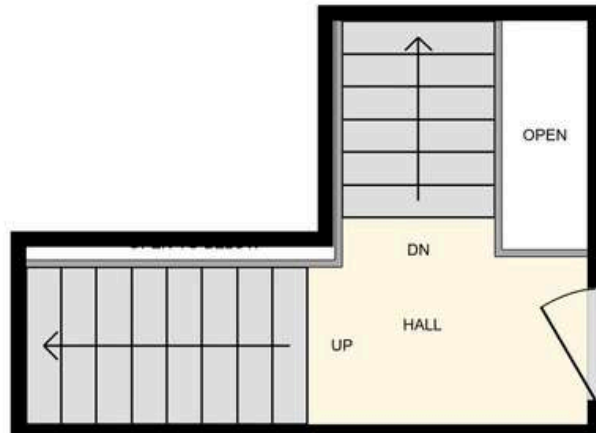
# 1725 Rossi Dr, Windsor, ON

Upper - North Side Exterior Area 239.34 sq ft  
Interior Area 169.87 sq ft



# 1725 Rossi Dr, Windsor, ON

New Floor Exterior Area 123.27 sq ft  
Interior Area 75.69 sq ft  
Excluded Area 13.67 sq ft



# GENERAL INFORMATION

**Address:**

1725 Rossi Dr, Tecumseh On, N9G 0B8

**Ownership:**

Decland Holdings Group Inc.

**Lot Size:**

221.15 x 292.76 x 220.49 x 294.02 (1.286 acres 56,018sqft)

**Building Size:**

Approx 13,500 sqft \*[Click here to view expandable FLOOR PLANS](#)

**Age and Layout:**

Original 7,500 sqft built approx. 1990 w/15ft ceilings, addition of 5,000 sqft approximately 2001 w/30ft ceilings. Approx. 1,000 sqft office in the 7,500 sqft portion and approx. 1,000 sqft mezzanine w/kitchenette in the 5,000 sqft addition. Essentially open concept with multiple meeting areas.

**Zoning:**

M1 Industrial Restricted

**Legal:**

PT LT 305 CON NTR SANDWICH EAST PT 4,5 12R10543; TECUMSEH

**PIN:**

706210201

**Power:**

400 AMP/600 VOLTS 3 PHASE (Buyer to verify)

**Crane:**

1 x 5 Tonne Overhead on 5,000sqft portion (Inspected/Certified approx. Oct 2024)

**Lot Coverage:**

Approx. Total Lot: 64,680 sqft

Approx. Max Coverage at 50%: 32,340 sqft

Approx. Current Coverage at 20.9%: 13,500 sqft

Approx. Additional Building Allowance: 18,840 sqft

**Parking:**

Approx 20+ cars

Approx 20+ trucks

**Roof:**

New 2025 \*Warranty and maintenance plan attached

Property Taxes: \$21,406.77 (2025)

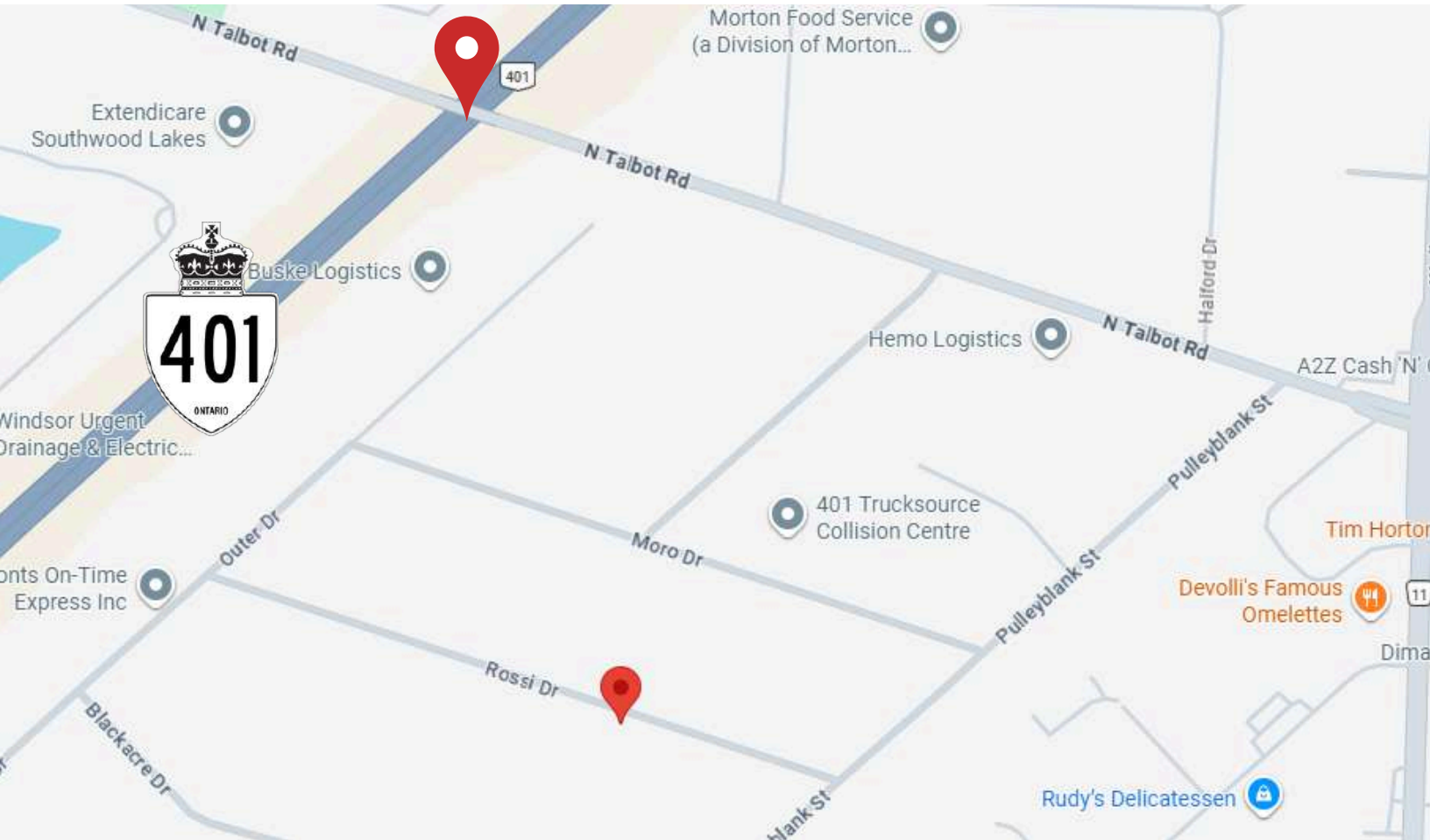
**Loading:**

3 on grade 15'+ doors w/drive through capabilities

**Service/Metering:**

1 Gas, 1 Hydro, 1 Water

# Proximity Map

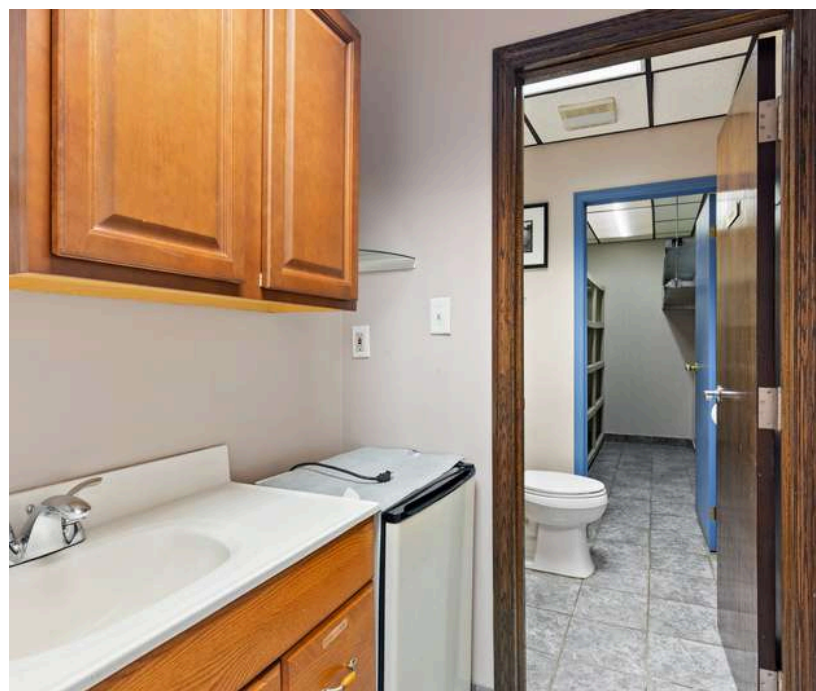
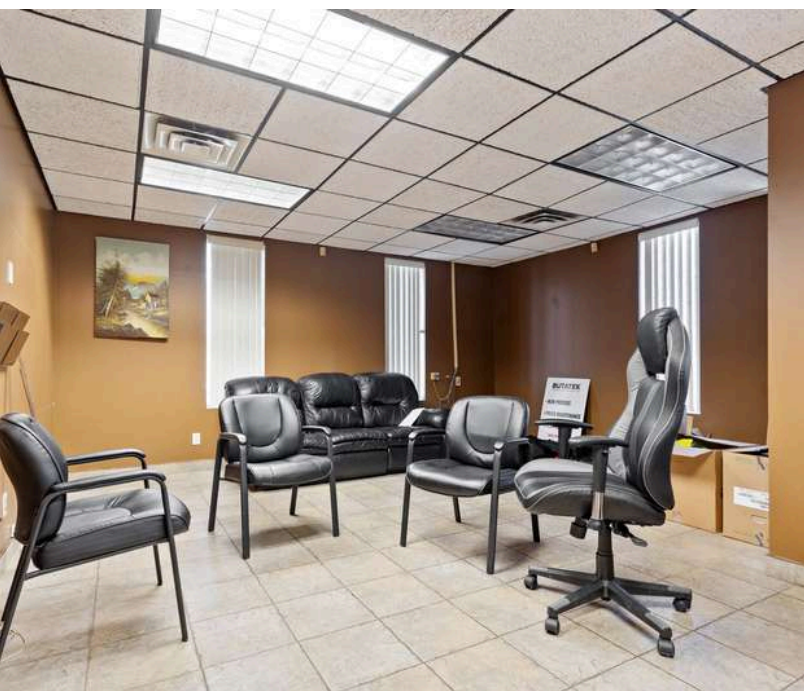


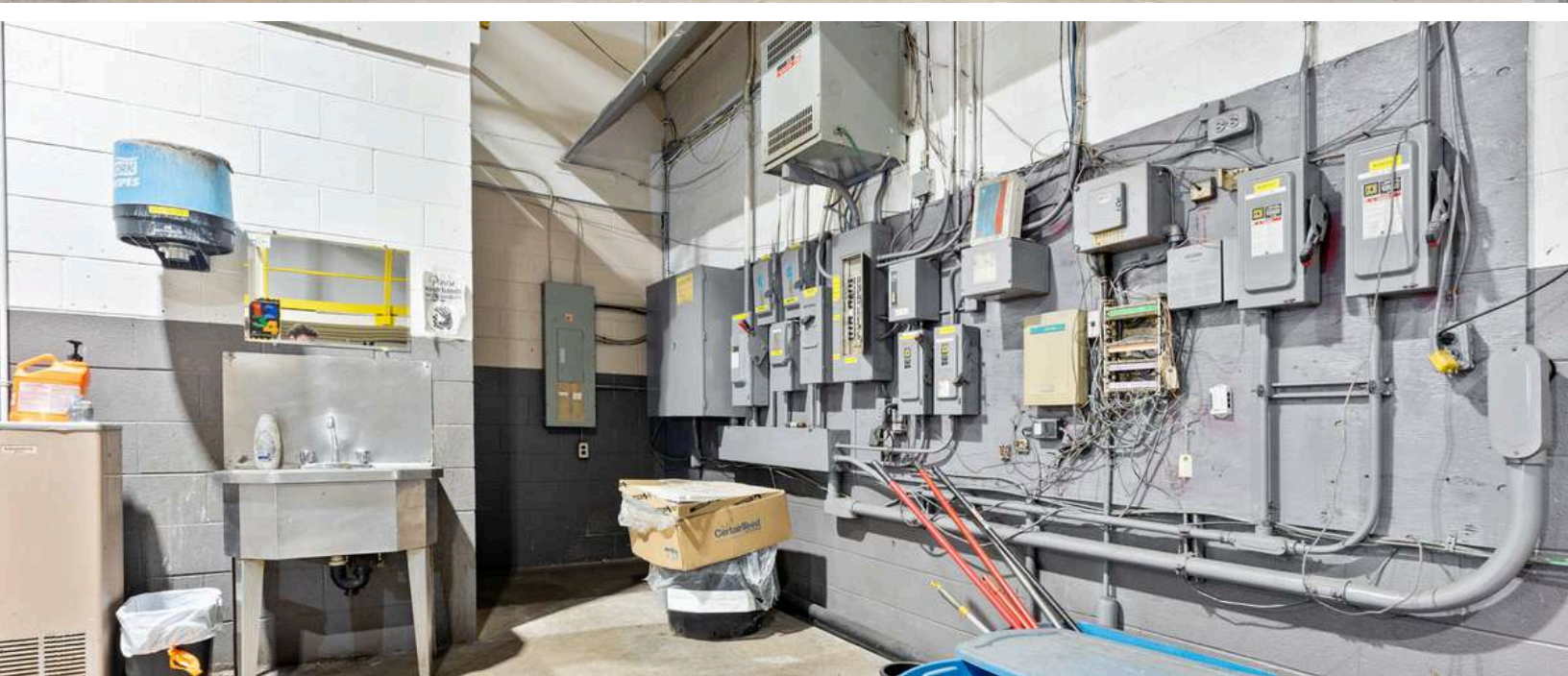
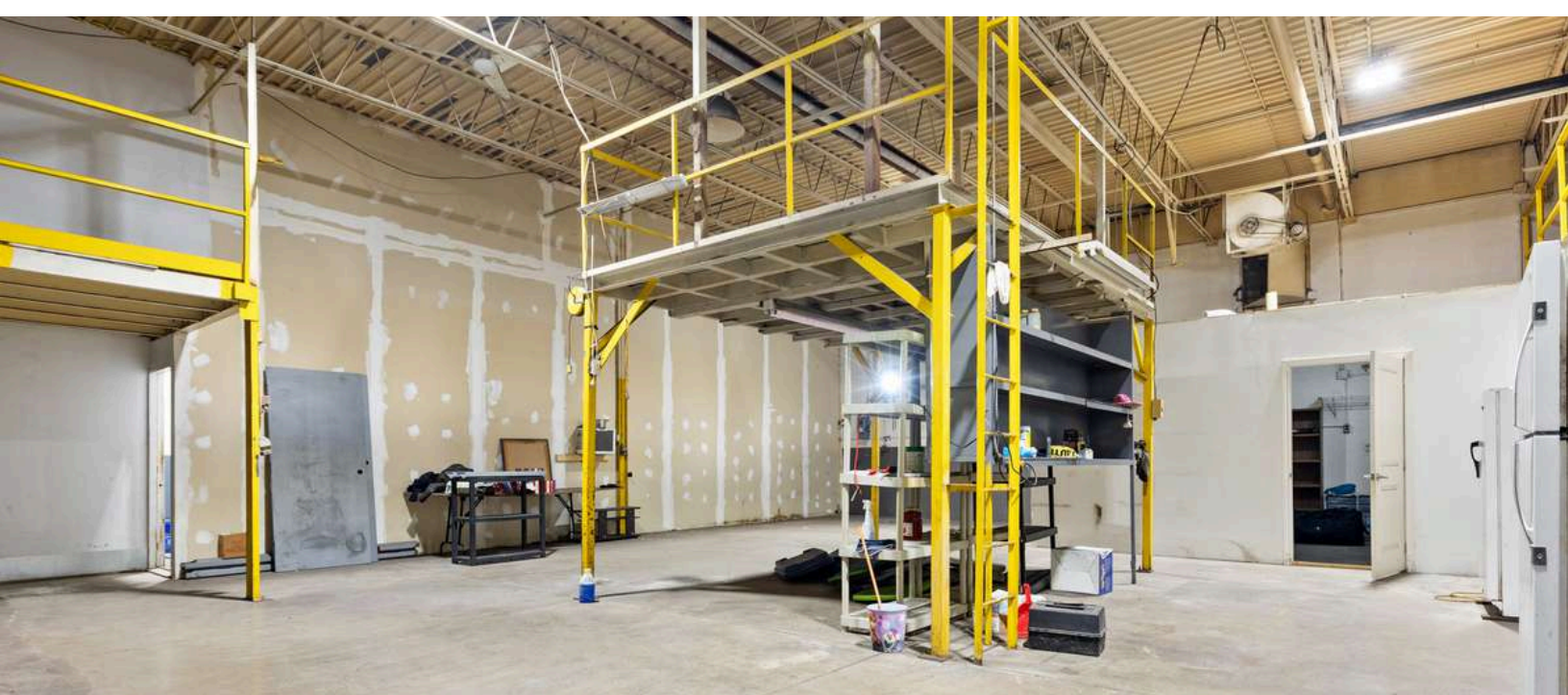
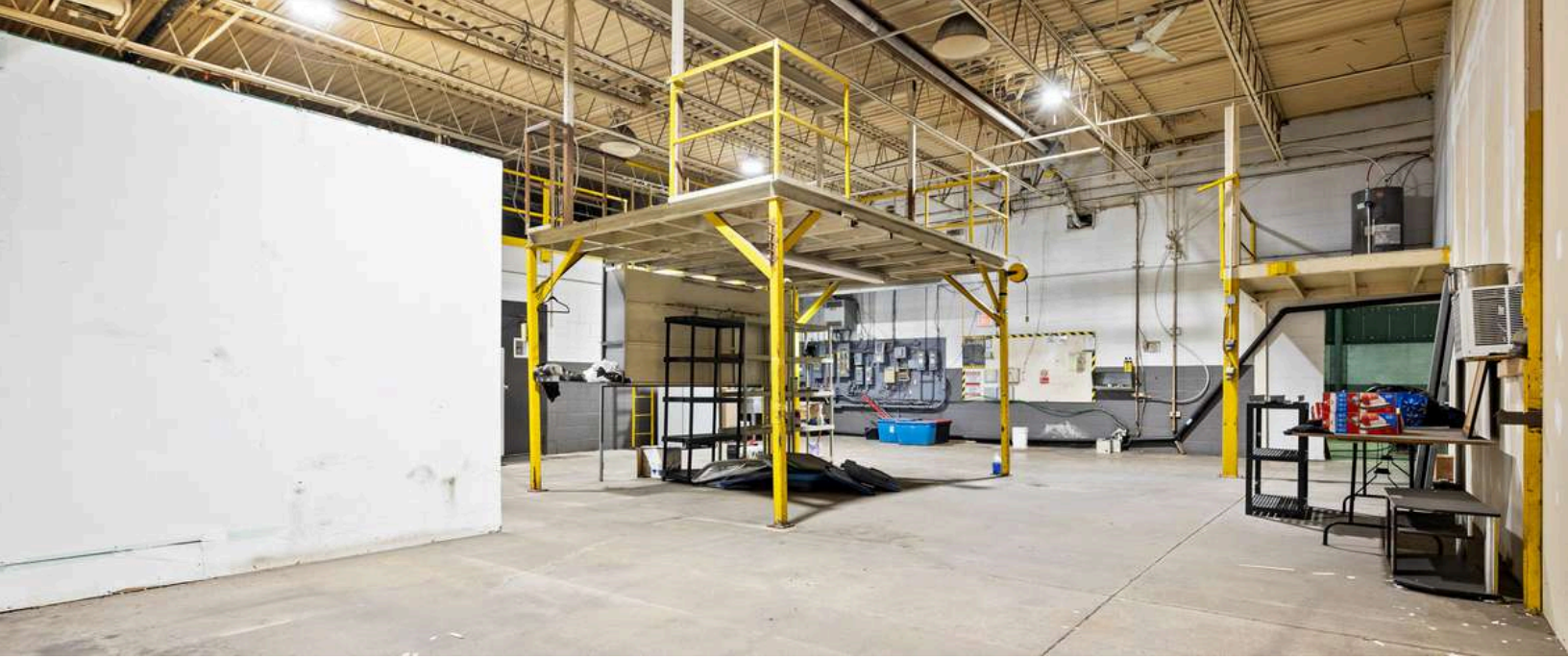
On-ramp to EAST and WEST 401 Highway

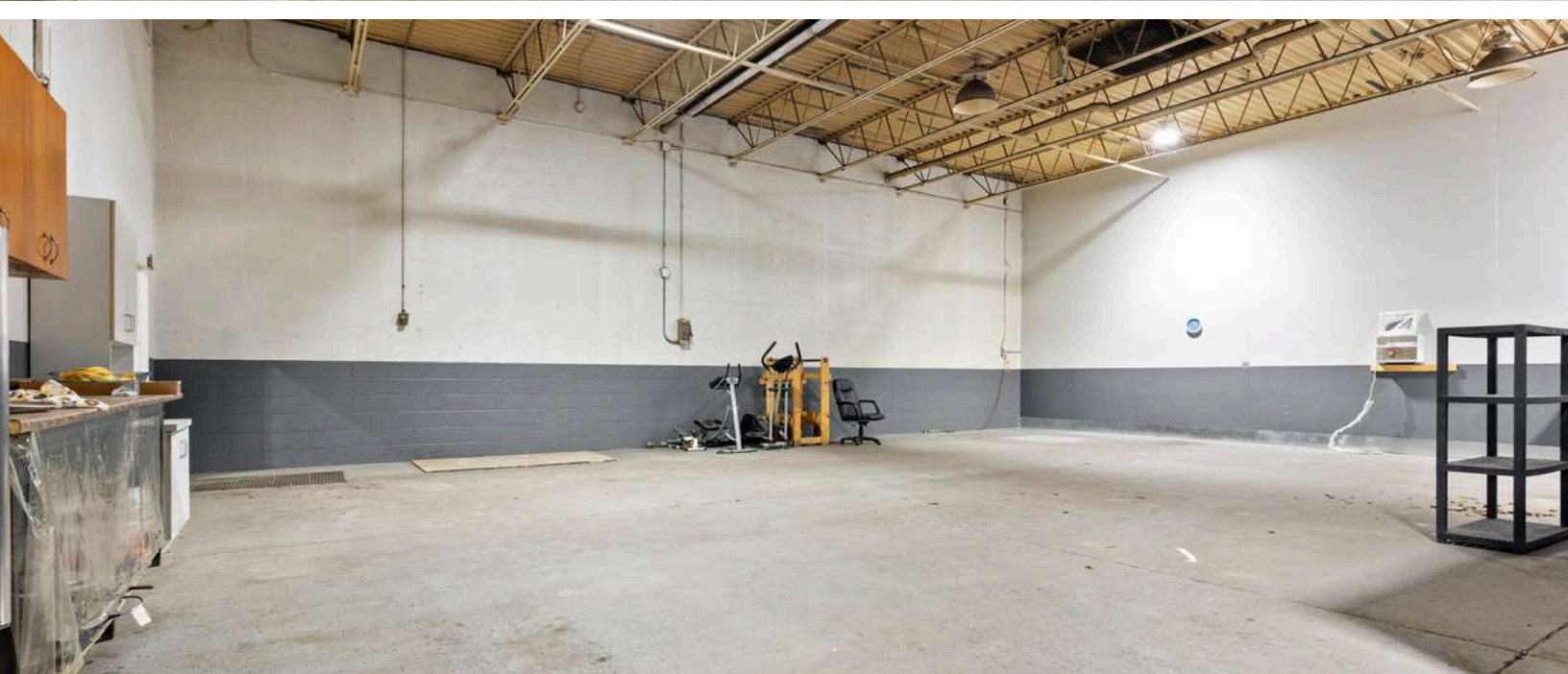
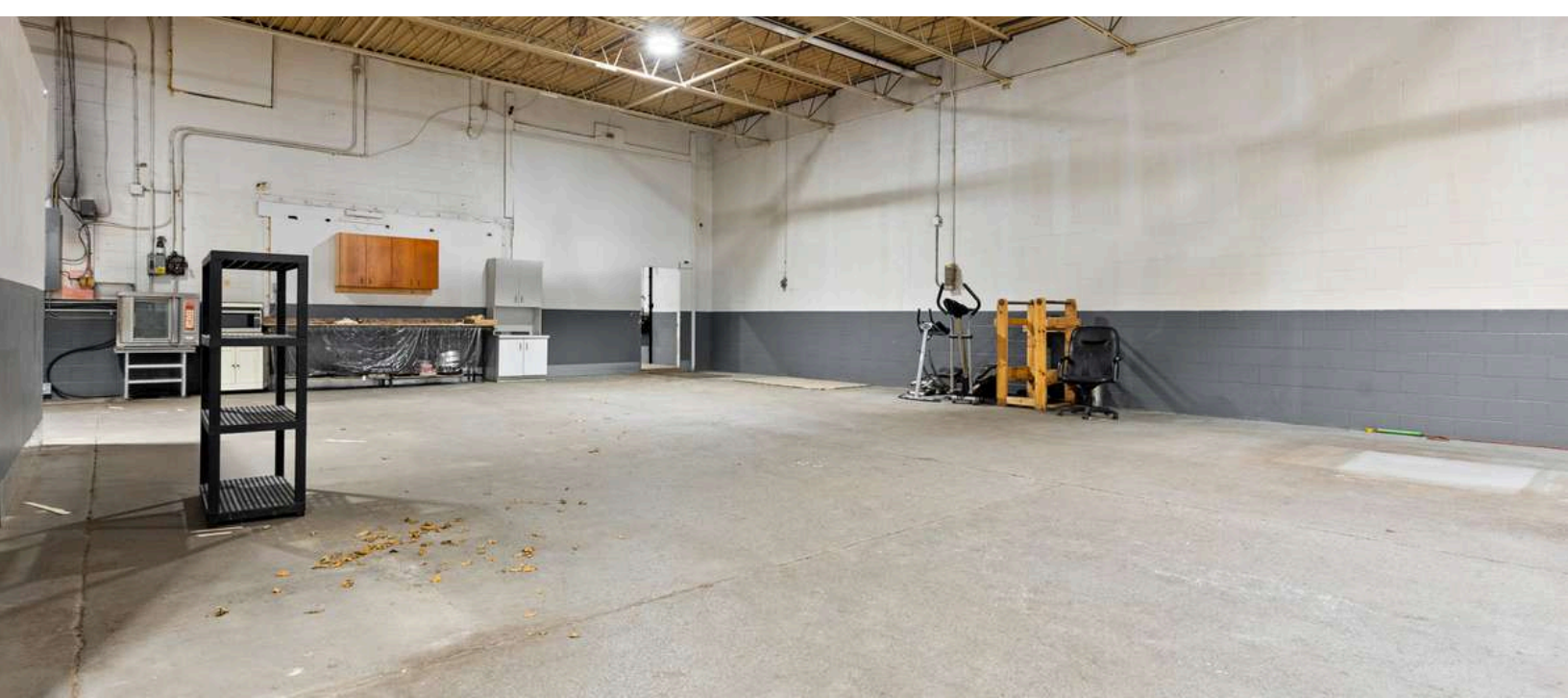
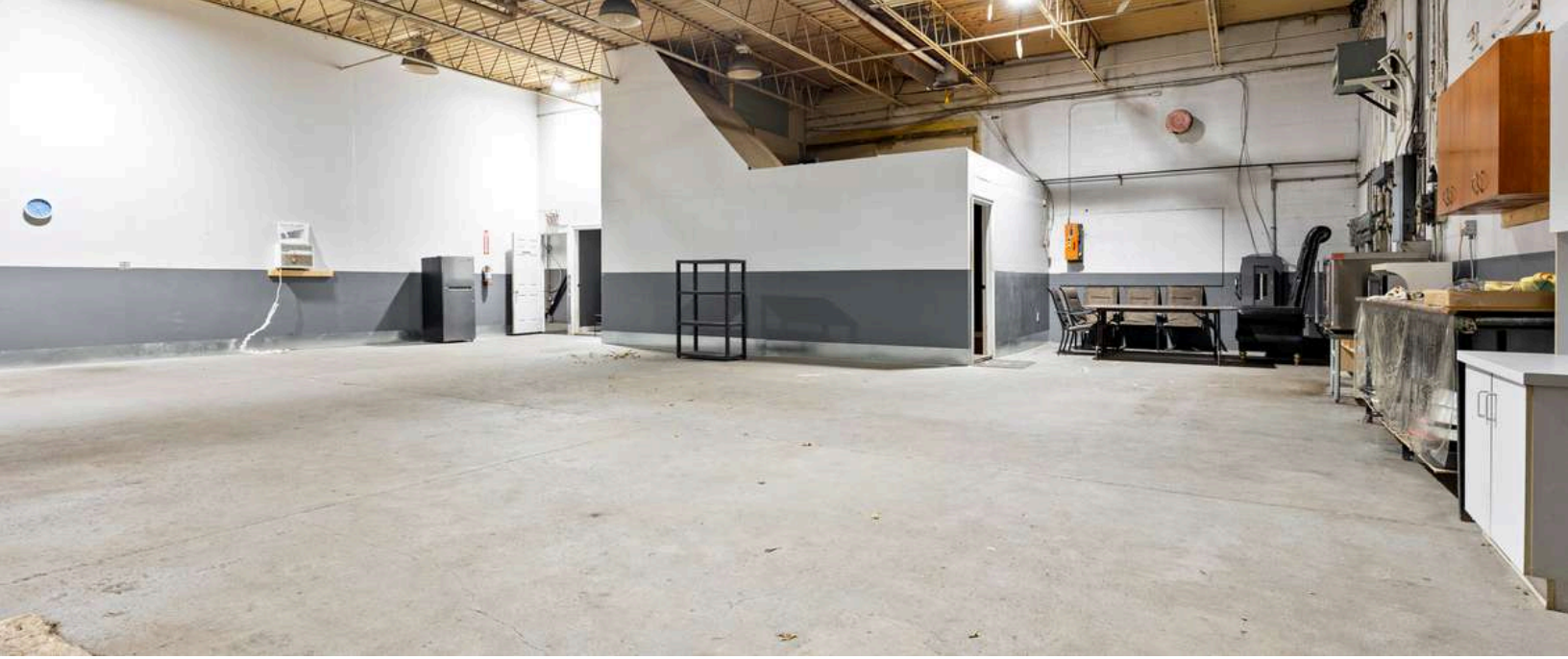
Distant to Gordie Howe International Bridge is  
13 mins or 13.4KM

Truck Servicing Depot - 5 mins or 3.4KM

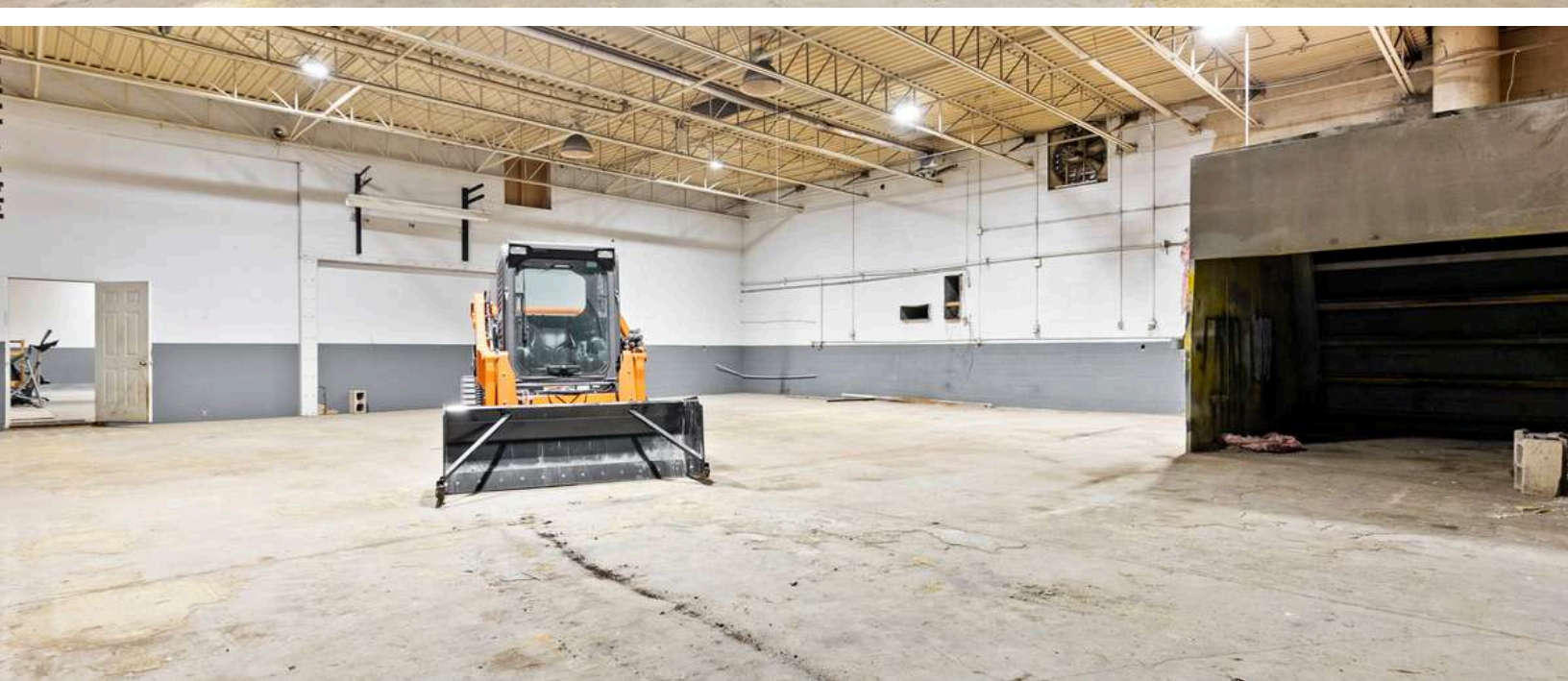
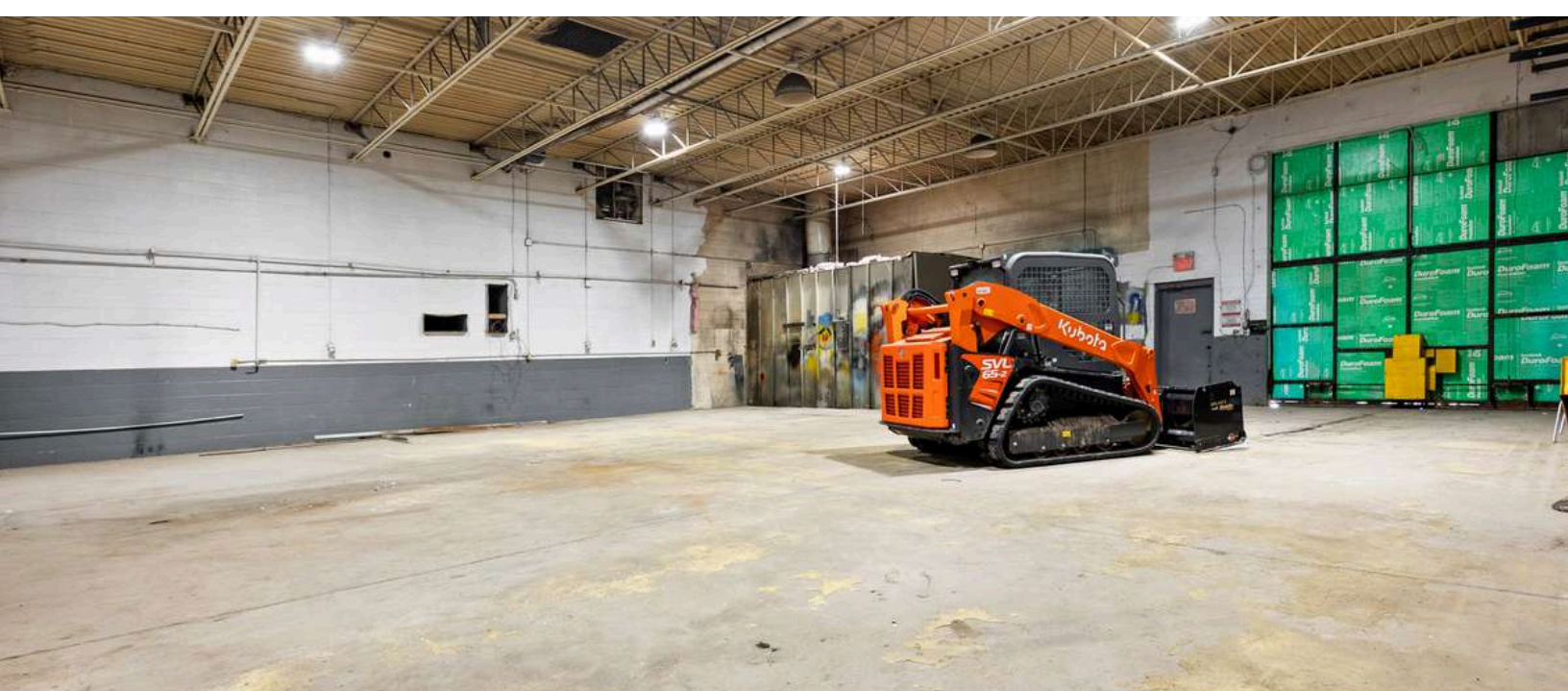


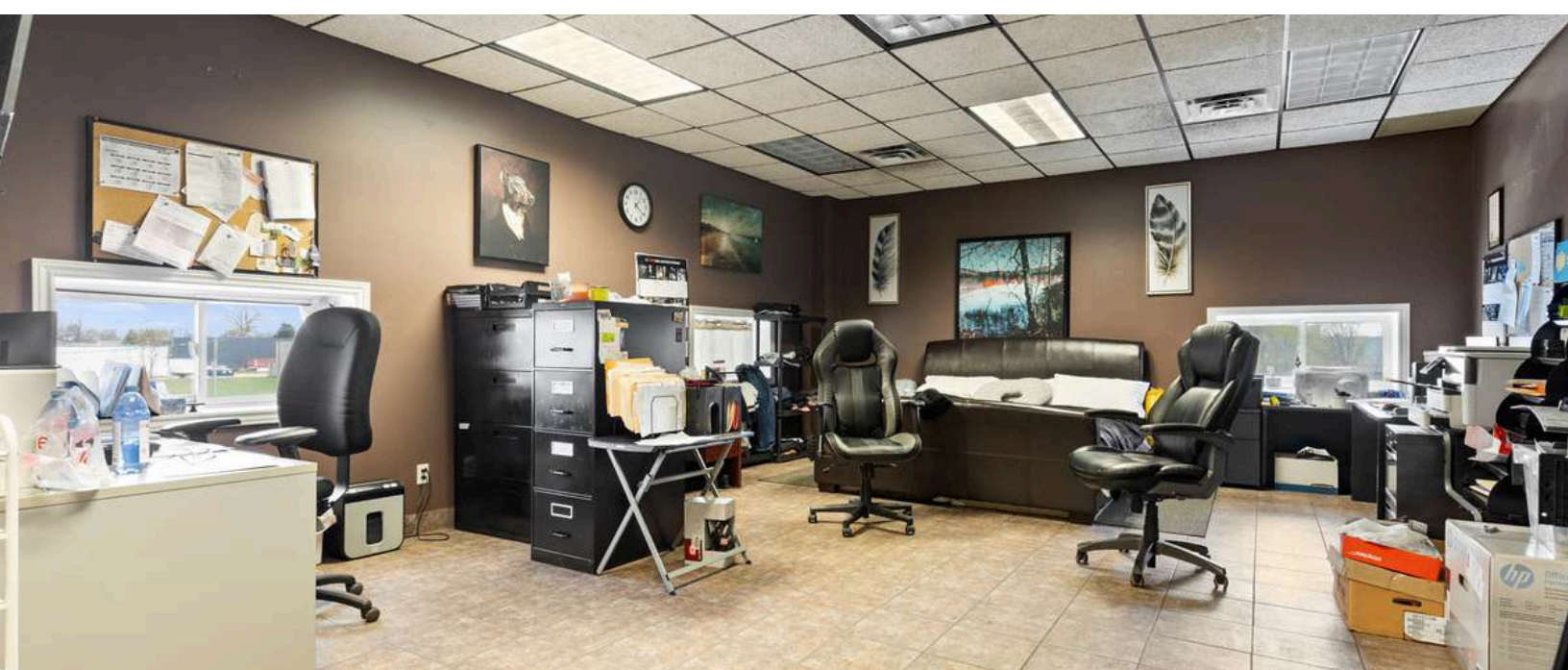
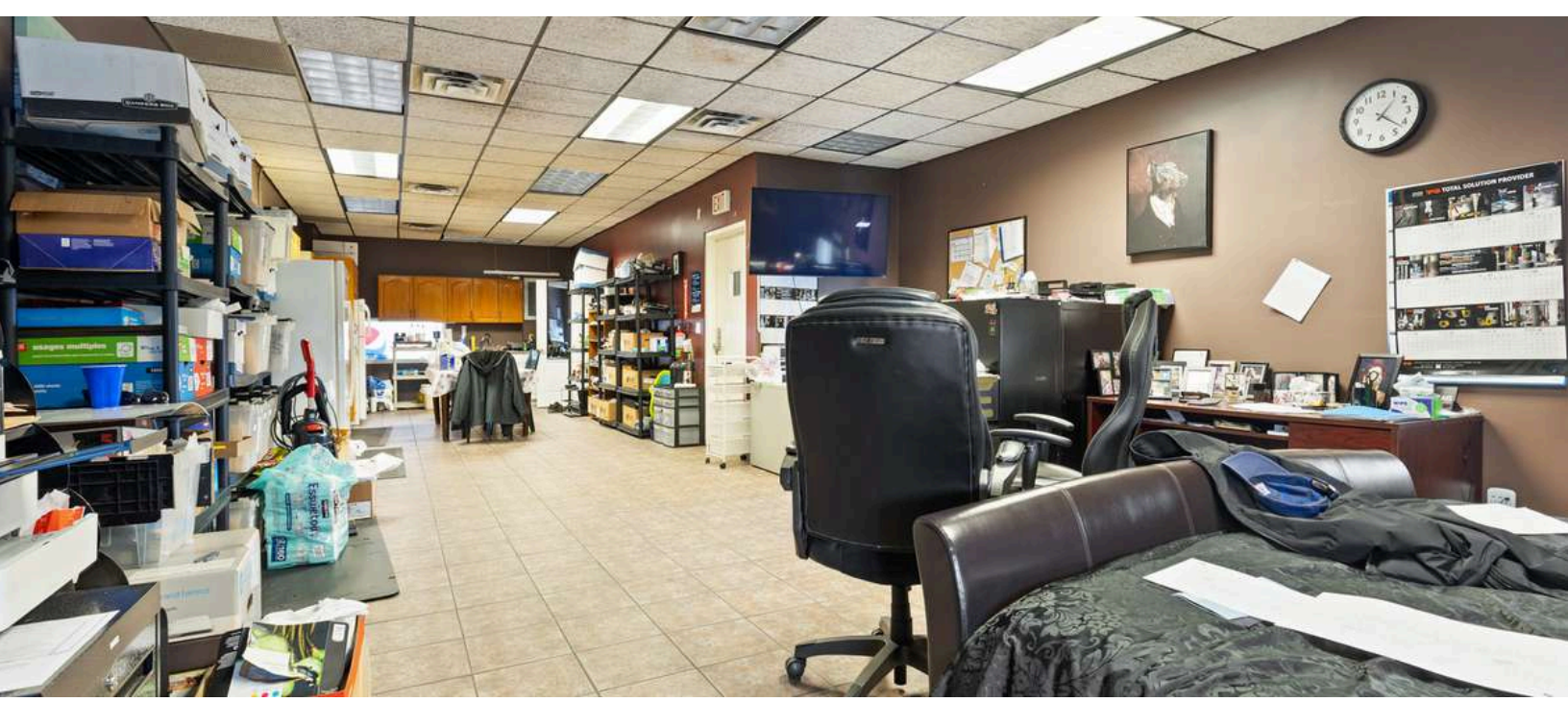














## SECTION 13 - RESTRICTED INDUSTRIAL ZONE (M1) REGULATIONS

### 13.1 GENERAL USE REGULATIONS

#### 13.1.1 PERMITTED USES

No land, building, or structures shall be used or erected in the Restricted Industrial Zone (M1) unless serviced by a public water supply, sanitary sewer system and storm sewer system. The following uses will be permitted:

- a) building supplies centre or lumber yard;
- b) contractor's yard or shop;
- c) equipment sales and rental;
- d) machine or welding shop;
- e) industrial uses, excluding transportation and truck terminals;
- f) offices and retail or wholesale outlets related to permitted industrial uses, carried on in the same building;
- g) printing establishments;
- h) service shop;
- i) tire repair shop;
- j) warehousing and supply or storage uses;
- k) workshop;
- l) accessory buildings or uses, including an office, cafeteria, dwelling or dwelling unit, outside storage and display and sale of goods and materials.

#### 13.1.2 PERMITTED BUILDINGS AND OTHER STRUCTURES

No building or structures shall be used or erected in the Restricted Industrial Zone (M1) except for the following purposes:

- a) buildings and structures for the permitted uses;
- b) accessory buildings and structures for the permitted uses, including a single-family detached dwelling or a dwelling unit in a portion of the non-residential building for one

owner, caretaker, watchman or oneperson and his family employed in the industrial operations or uses permitted in subsection 13.1.1.

13.1.3 MINIMUM LOT AREA Nil

13.1.4 MINIMUM LOT FRONTAGE 30.0 metres 13.1.5 MAXIMUM LOT

COVERAGE 50 percent 13.1.6 MINIMUM LANDSCAPED OPEN SPACE 5

percent 13.1.7 MAXIMUM BUILDING HEIGHT 10.6 metres

13.1.8 MINIMUM FRONT YARD DEPTH

- a) Where the front yard abuts other than an industrial zone 18.0 metres
- b) all other cases 9.0 metres

13.1.9 MINIMUM SIDE YARD WIDTH

- a) Where the side yard adjacent to a 18.0 metres street abuts other than an industrial zone
- b) All other cases, except where the side yard 9.0 metres abuts a railway or railway spur, in which case no side yard shall be required

13.1.10 MINIMUM REAR YARD DEPTH 9.0 metres

Except where the rear yard abuts a railway or railway spur in which case no rear yard shall be required

13.1.11 BUFFER STRIP

A buffer strip with a minimum width of 3.0 metres shall be provided abutting the side and rear lot lines where they abut a residential or holding residential zone in compliance with subsection 5.23.

#### 13.1.12 PARKING REGULATIONS

In addition to the requirements specified in subsections 5.30 and 5.31 of this By-law, the following provisions shall apply:

- a) No parking space or part thereof shall be used for the temporary parking or storage of any motor vehicle within 0.6 metres of any street line.
- b) Required front and exterior side yards shall be kept open and unobstructed by any structure or parking area for motor vehicles, except for customer parking while being serviced during normal business hours.

#### 13.1.13 LOADING SPACE REGULATIONS

In addition to the requirements specified in subsections 5.28 and 5.29 of this By-law, the following provisions shall apply:

- a) No loading space shall be located in or open onto a front yard or any yard directly abutting a residential or holding residential zone.

#### 13.1.14 OUTSIDE STORAGE AND DISPLAY AND SALE OF GOODS AND MATERIALS

- a) No outside storage, except the display for sale of finished goods, products or materials, shall be permitted in a front yard;
- b) No outside storage or display and sale shall be permitted in any required minimum yard setback directly abutting a residential or holding residential zone;
- c) The area used for outside storage and display and sale shall not be more than twice the floor area above grade of the industrial building, or portion of any such building constructed upon the lot, and used for the commercial/industrial purposes for which outside display and sale is permitted, and in any event, such area for outside display and sale shall not be more than thirty (30.0) percent of the lot area;
- d) Any outside storage and display and sale shall comply with all other yard, setback and coverage requirements of this section; and in particular, no outside storage shall be located closer than 18 metres to any street line;
- e) Any areas used for permitted outside storage and display and sale shall be in addition to and separate from such areas as may be required by this By-law for the provision of off street parking and loading spaces.
- f) The areas used for outside storage and display and sale shall be surfaced and maintained with either concrete, asphalt, crushed stone and other hard surface and dustless materials, or maintained as a lawn in a healthy growing condition;

g) Prior to the establishment of an area for outside storage or display and sale, the owner shall file in writing with the By-law Enforcement Officer a notice thereof giving full particulars including a sketch or survey of the lands to be used in relation to all buildings or other structures on the same lot.

h) Any portion of a lot used for such open storage or display and sale is screened from adjacent uses and streets adjoining the lot, by building or enclosed by shrub planting, a buffer strip or within a closed wooden, plastic and/or metal fence extending at least 1.8 metres in height from the ground. All fences, except those constructed of aluminum, shall be painted and kept painted, from time to time, so as to maintain the wood or metal in good condition.

#### 13.1.15 OUTSIDE LIGHTING FACILITIES

Illuminated signs and exterior lighting installed on a lot to illuminate parking areas, driveways, loading areas, buildings or outside storage and display and sale areas shall be so arranged as to direct light away from abutting lots and adjacent residential uses.

#### 13.1.16 PERFORMANCE STANDARDS

All permitted uses in a Restricted Industrial Zone shall be in accordance with the following standards of performance:

<u>Type of Emission</u>	level of ordinary conversation at the boundaries of the lot. Short, intermittent noise peaks shall be permitted if they do not exceed normal traffic noise at any point on the lot boundaries. Provided, however, that the level of noise presently occurring from
(i) Noise <u>Maximum Emission Permissible</u>	Emanating from any use shall not exceed the time to time shall be permitted to continue
(ii) Odours, Toxic or Nil Corrosive Gases	
(iii) Vibration Imperceptible outside the building	(iv) Glare and Heat
Imperceptible outside the building	(v) Electromagnetic Imperceptible outside the building

#### 13.1.17 HEIGHT OF BUILDING

If any portion of a building is erected above a height of 12 metres, such portion must be set back from the centreline of the abutting street or from the front, side or rear lot line, as the case may be, in addition to the minimum setback, front, side or rear yard requirements of this By-law, a further distance of 0.3 metres for each 0.3 metres by which such portion of the building is erected above a building height of 12 metres.

## 13.2 SPECIFIC USE REGULATIONS

In addition to the general regulations outlined in subsection 13.1, the following additional regulations shall apply to certain specific uses permitted in subsection 13.1.1.

### 13.2.1 SINGLE FAMILY DETACHED DWELLING AND NON-RESIDENTIAL BUILDING ON THE SAME LOT

Where a single-family detached dwelling is permitted in a Zone, other than a Residential Zone, such dwelling shall not be erected, altered or used within 3 metres of a Non-Residential building.

### 13.2.2 ACCESSORY DWELLINGS OR DWELLING UNITS

The provisions of subsection 6.1.8 shall also apply to any accessory single family detached dwelling, and the provisions of subsection 11.2.4 a) through d) inclusive shall also apply to any accessory dwelling unit.

## 13.3 EXCEPTIONS

The specific regulations contained in this subsection 13.3 shall apply to the area or areas defined below:

### 13.3.1 DEFINED AREA M1-1 as shown on Schedule "A", Maps 14 and 18 to this By-law. a)

#### Other Permitted Use

A waste disposal area as defined in addition to all other uses permitted in the Restricted Industrial Zone (M1).

#### b) Other Permitted Buildings and Structures

- i) buildings and structures for the uses permitted in subsection 13.3.1 a);
- ii) accessory buildings and structures for the uses permitted in subsection 13.3.1 a).

### 13.3.2 DELETED BY BY-LAW 2000-48



Commercial | Industrial | Agricultural

# Ontario's Leader in Commercial Waterproofing Seamless Liquid Rubber Coatings

WINDSOR | LONDON | TORONTO

CERTIFIED CONTRACTOR  
ROOFTOP / UNDERGROUND / CONFINED SPACES

Austin Roofing & Waterproofing Ltd.

10 Year Flat Roof Warranty File.

Building Owner: Vijayant Singh  
Building Name: Decland Holdings Group Inc.  
Contact Person: Vijayant Singh  
Building Address: 1725 Rossi Drive, Oldcastle, Ontario. N9G 0B8  
Date of Completion: Monday April 7<sup>th</sup> 2025  
Building Used As: Commercial / Industrial  
Tenants Below: D Steel Fabricating  
Section of Work Completed: Complete Lower & Upper (Existing EPDM) Flat Roof Sections of Building  
Area Warranted: Complete Lower & Upper Flat Roof Sections of Building – 12,974 Square Feet



**AUSTIN ROOFING & WATERPROOFING LTD.** warrants to the owner of the building described above (“Owner”), that subject to the terms, conditions, and limitations stated herein, AUSTIN ROOFING & WATERPROOFING LTD will repair leaks originating from the Roofing and/or Waterproofing Membrane, installed by a AUSTIN ROOFING & WATERPROOFING LTD.

This does not include any further scope of work to the building. AUSTIN ROOFING & WATERPROOFING LTD recommends our maintenance programs as yearly inspections are required throughout the life of the warranty provided here. General maintenance should be conducted seasonally; or at minimum of (spring and fall) and is required in order to achieve the adequate lifespan of the warranty status. Please contact Austin Roofing & Waterproofing for the Maintenance Programs available.

#### TERMS, CONDITIONS, AND LIMITATIONS

1. Owner shall confirm each leak event to AUSTIN ROOFING & WATER PROOFING LTD in writing within thirty (30) days of discovery of the leak.
2. Inspection of the said leak occurrence, AUSTIN ROOFING & WATERPROOFING LTD to attend building property to investigate the leak source. If the leak source is determined to be caused by any of the following factors outlined in terms and conditions, it is the Owners sole responsibility to pay for the repairs required, including the inspection costs. Failure to pay the inspection costs shall render this warranty null or void. AUSTIN ROOFING & WATERPROOFING will advise the building Owner of the type and/or extent of the repairs required to be made. These repairs shall come at the building Owners expense that will permit this warranty to remain in effect for the portion of its term.
3. If upon AUSTIN ROOFING & WATERPROOFING LTD inspection, they determine that the leak is caused by a defect in the liquid rubber membrane provided by AUSTIN ROOFING & WATERPROOFING LTD for the project or from a defect in the workmanship in applying the liquid rubber membrane, except as provided in the following paragraph four (4), owner’s remedies and AUSTIN ROOFING & WATERPROOFING LTD liability shall be limited to repair of the liquid rubber membrane leak source.
4. This warranty does not apply and may be null and void if any of the following occur:
  - a) The liquid rubber membrane is damaged by a natural disaster including, but not limited to fire, earthquake, lightning, hail over 2.75” diameter (baseball sized), severe windstorm in excess of 55 mph, wind-blown debris, hurricane, flooding, overload of snow in excess of (1 foot – 12 inches) or tornado, or:
  - b) The liquid rubber membrane is damaged by any act of negligence, accident, or misuse, including but not limited to, vandalism, falling objects, disobedience, further tradesman, extensive foot traffic, snow and ice removal, or act of war, or:

- c) Failure caused by defects or delamination of the underlying substrate that the liquid rubber membrane is installed over, or:
- d) Failure due to vapor drive or condensation issues through or within the roof or waterproofing system, or:
- e) Failure caused by acids, fatty acids, or any other harmful chemicals that are spilt or allowed to settle on top of the liquid rubber membrane. or:
- f) A deficient pre-existing condition or building components such as mortar, walls, HVAC units, copings, stack flanges, pipe flanges, exhaust vent units, exhaust fan units, vent flanges, mounting brackets, fixed signs, solar panels, or remaining protrusions, including any equipment that is causing water entry, condensation or infiltration, or faulty building construction design, or:
- g) There are any alternations or repairs made on or through the completed roof, or objects such as but not limited to fixtures, equipment, or structures that are placed on or attached onto the completed roof system without first obtaining written authorization from AUSTIN ROOFING & WATERPROOFING LTD, or:
- h) Failure by the Owner or his lessee to use reasonable care in maintain the roof, including that of surface coatings, sealants and caulking, or:
- i) Any significant changes in the use of the building by the Owner or his lessee that would affect the liquid rubber membrane as originally installed, or:
- j) Loss of integrity of the building envelope and, or structure, steel substrate, or excessive movement on a wood substrate, including but not limited to partial or complete loss of roof decking, wall siding, windows, doors or other envelope components caused from roof damage or by windblown objects, or:
- k) The owner fails to comply with every term and condition stated herein.

5. During the period of this warranty, AUSTIN ROOFING & WATERPROOFING LTD, its agents and employees shall have ready access to the roof or waterproofing area.

6. Should the liquid rubber membrane be concealed, the cost of exposing the membrane for purpose of AUSTIN ROOFING & WATERPROOFING LTD investigation and/or repair, such as removal and replacement of any paving or overburden, shall be the Owner's responsibility and cost.

7. This warranty does not cover any related leak damages to the building (Interior or Exterior) that may occur, inclusive of mold or algae growth.

8. AUSTIN ROOFING & WATERPROOFING LTD shall have no obligation under this warranty until all invoices for materials, installation, and services have been paid for in full.

9. AUSTIN ROOFING & WATERPROOFING LTD failure at any time to enforce any of the terms or conditions stated herein shall not be construed to be a waiver of such provision.

10. This warranty is given in lieu of all other warranties, express or implied, including any warranty of merchantability or fitness for particular purpose. The remedies stated herein are exclusive remedies and AUSTIN ROOFING & WATER PROOFING LTD shall not be responsible or liable for any indirect consequence or incidental damages or further loss of any kind whatsoever, including, but not limited to, damage to the building on which the components of the roof are situated, damages to the contents thereof, or to any other property or persons.

11. This warranty is extended solely and exclusively to the Owner of the Building at the time the liquid rubber membrane is installed. It does not extend nor is it otherwise assignable or transferable to any other party unless approved in advance and in writing by AUSTIN ROOFING & WATERPROOFING LTD and the costs to process the transfer and to inspect and repair the roof, if necessary, are paid for by the original owner.

Issued By: Patrick Austin  
Position: Partner / President  
Date Issued: Monday April 7<sup>th</sup> 2025

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Additional to warranty, AUSTIN ROOFING & WATERPROOFING LTD. to annually inspect roof for damages and areas that need attention. Any repairs needed other than material or workmanship issues are the financial responsibility of building owners. Building owner to contact AUSTIN ROOFING & WATERPROOFING LTD when annual inspection is required.

**General Maintenance Requirements for your New Roof Membrane:**

Preventative - General Maintenance can often spot small problems before they become large. One of the most important steps you can take to prevent future problems and unwanted cost is performing yearly – seasonal proper maintenance.

The liquid rubber membrane is a long lasting, very durable, monolithic membrane that is intended for use as a roofing and/or waterproofing system. Inspection and maintenance of the membrane and the top coating should be performed at regular intervals (seasonally) to assure that the membrane will continue to provide service for which it is intended. Suggested maintenance procedures should include:

Physical and Visual Inspection.

Physical Inspection should be conducted and documented at least semi-annually to determine areas of physical damage to the liquid rubber membrane. A thorough physical inspection should be conducted at least semi-annually (twice a year. Spring and fall) or after a severe storm as listed below, and if any problems are found, AUSTIN ROOFING & WATERPROOFING LTD. should be contacted immediately.

General Maintenance Programs are the safest, more efficient and practical method recommended to protect your new roof membrane.

It is important to remember, your building is an investment, to maximize the return of your investment, appropriate care is essential.

**General Maintenance Programs conducted by Austin Roofing & Waterproofing Include the Following:**

- Inspect all sealant joints for proper adhesion to the substrate and physical damage.
- Inspect all roof drains or scuppers to ensure there is nothing clogging or blocking them. Clean debris as necessary.
- Inspect membrane around and over expansion joint lengths, including all upturn elevations.
- Inspect membrane surface or top coat surface to determine if there are any holes, cuts, punctures or ruptures.
- Inspect areas that are subject to high abrasion and wear for physical damage.
- Inspect areas where tree limbs, branches, or foreign objects are likely to land on roof membrane.
- Inspect surface (top) coating (if applicable) for deterioration or peeling.
- Touch up any of the following details noted above using the white rubber coating to reinsure each component has a tight seal.

**Topcoat Repairs**

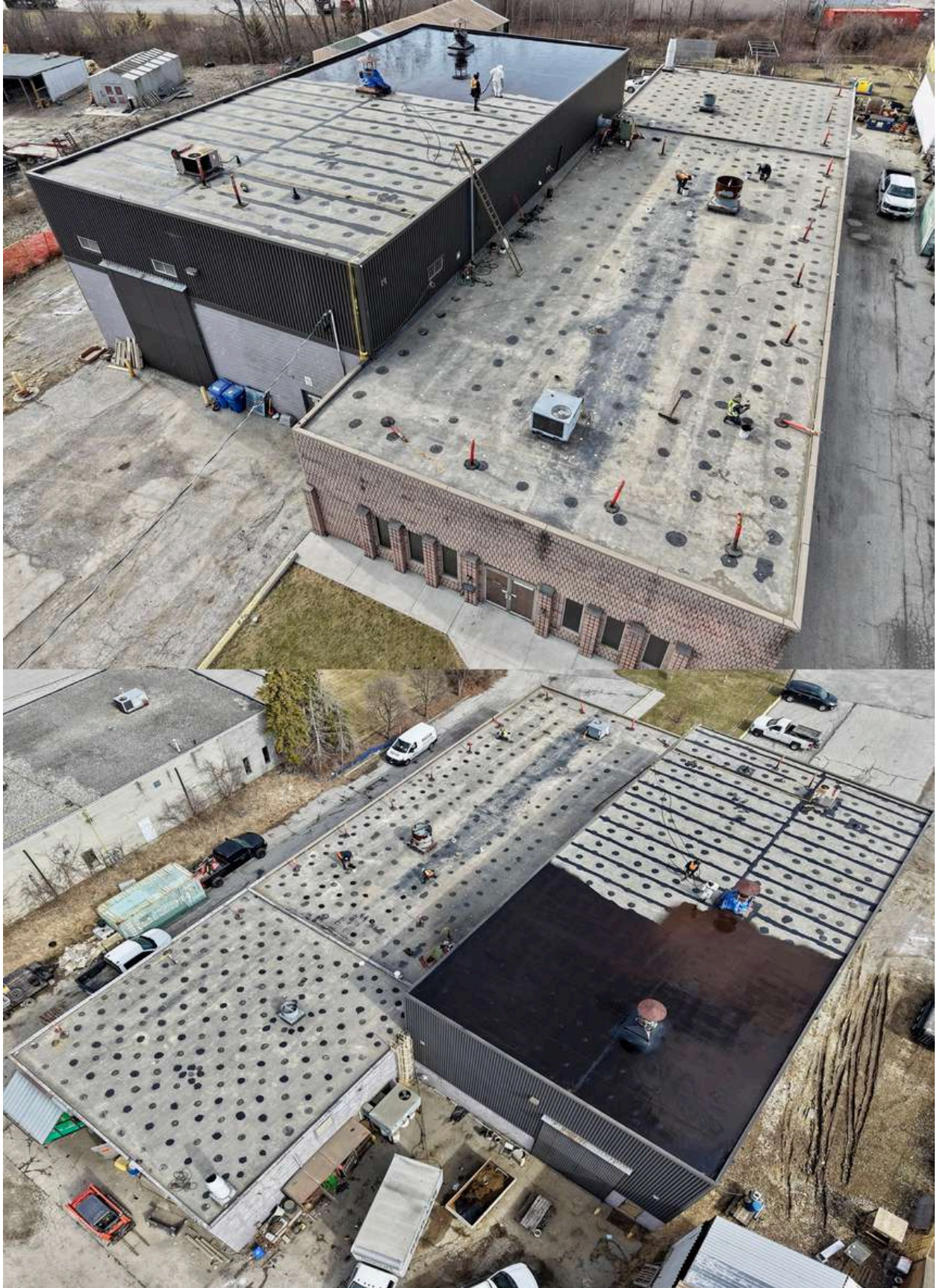
Contact AUSTIN ROOFING & WATERPROOFING LTD. to evaluate existing system for recoat recommendations and price quotations. The white rubber top coating of the membrane is meant to reflect UV rays and provide energy savings to the roofing system but also serves as a sacrificial lamb, so to speak, by protecting the roof membrane from degradation like other roof membranes experience from the first day they are installed. The top coating shall require maintenance over the warranty period or possibly even a complete recoating depending on ponding water areas, etc. The top coating is NOT covered by this warranty and is the owners' responsibility to maintain. The WHITE RUBBER top coatings typically provide 10 to 15 years of service life as long as drainage from the roof is adequate.

Contact AUSTIN ROOFING & WATERPROOFING for Warranty Extension Eligibility options.

The warranty provided here shall only be eligible for extension after the first ten years if proper maintenance has been conducted yearly-seasonally throughout the life of the new roofing membrane. If proper maintenance has not been conducted, this warranty shall not be extendable.

**In the following pages below, please see the attached completed project photos of the scope of work completed.**













On behalf of AUSTIN ROOFING & WATERPROOFING LTD, we appreciate your business and look forward to continue our relationship in the future.



Ontario's Leader in  
Commercial Waterproofing  
Seamless Liquid Rubber Coatings  
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CERTIFIED CONTRACTOR  
ROOFTOP / UNDERGROUND / CONFINED SPACES

AUSTIN ROOFING & WATERPROOFING LTD – MAINTENANCE PROGRAMS

REGARDING LOWER & UPPER FLAT ROOF SECTIONS OF BUILDING

Submitted to: Vijayant Singh  
Building Owner: Vijayant Singh  
Building Owner Contact Email: [vijayantsingh@hotmail.com](mailto:vijayantsingh@hotmail.com)  
Building Name: Decland Holdings Group Inc.  
Building Address: 1725 Rossi Drive. Oldcastle, Ontario. N9G 0B8  
Building Used As: Commercial / Industrial  
Companies Below: D Steel Fabricating  
Maintenance Program Recommended For: Complete Lower & Upper flat roof sections of Building completed by Austin Roofing & Waterproofing

Submitted on: Monday April 7<sup>th</sup> 2025



Submitted by: Patrick Austin



# Ontario's Leader in Commercial Waterproofing Seamless Liquid Rubber Coatings

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CERTIFIED CONTRACTOR  
ROOFTOP / UNDERGROUND / CONFINED SPACES



Commercial | Industrial | Agricultural

**AUSTIN ROOFING & WATERPROOFING LTD** recommends the following program to ensure that adequate maintenance is performed on your roofing and waterproofing system. This maintenance program was devised to ensure that damages which are typically caused by a lack of proper maintenance (leaks, punctures, flooding, etc.) are dealt in a swift manner. Though the new roofing system includes a warranty, it DOES NOT cover any damages deemed to have been caused by a lack of proper maintenance. This applies to both the roof itself and, to any damages deemed to have been caused by any foreign matter or acts of nature that overload or impact the roofing membrane in any manner. For clarification, listed below are hypothetical scenarios which can be caused by the elements and could lead

to irreparable damages if adequate maintenance is not performed

- Heavy winds causing large tree limbs/branches to violently land on the roof in, cutting or damaging the membrane system upon impact, or, those tree limbs/branches piercing the new membrane if left over time. Over time these damages will spread creating a larger problem if not properly maintained or caught before the spreading occurs.
- Service workers (h.vac mechanical companies disassembling the a.c units or conducting their own maintenance, etc) dropping the unit plates and tools on the roof resulting in cuts/splits and holes, over time, small cuts and holes will spread creating a larger problem if not properly maintained or caught before the spreading occurs.
- A bundle of leaves accumulating on the roof during the fall seasons, plugging and clogging the flat roof drains resulting in a ponding water effect, which also damages the roofing membrane if left for a long enough period, seeping up or into elevated crevices. Over time these damages will spread creating a larger problem if not properly maintained or caught before the spreading occurs.
- A overload scenario of snow accumulating on the roof as too much weight can increase the tension with overload around detailed areas. If this scenario occurs, these areas may not be noticeable during the winter months, but, begin to become clear once spring arrives. Over time these damages will spread creating a larger problem if not properly maintained or caught before the spreading occurs.
- A overload of dust and debris builds throughout the roof eventually flowing with the water as heavy rain falls occur, it is common to see this dirt and debris built up in or around the drain coupling, if this scenario occurs in combination with another large piece of debris or leaf, that is enough to clog the drain or the gasket around the drain kit resulting in an overload around those details. Over time these damages will spread creating a larger problem if not properly maintained or caught before the spreading occurs.
- Excessive foot traffic is rarely the direct cause of damages, however; having a constant stream of individuals atop the roof could lead to some careless behavior, a steady stream of individuals with small sharp objects stuck to their shoes for example, could lead to minor punctures or scratches while pivoting on the roof, which if left unattended could potentially lead to said punctures expanding, damaging the membrane and requiring patch work. Over time these damages are will likely spready creating a larger problem if not properly maintained or caught before the spreading occurs.
- Vandalism, in some regions the threat of vandalism is a legitimate concern, though said damage may not be done to the roofing membrane directly, as mentioned above a steady stream of individuals (especially careless individuals) could over time lead to minor punctures which could potentially expand and require patch work. Over time these damages are will likely spready creating a larger problem if not properly maintained or caught before the spreading occurs.
- Animals or creatures do have a tendency to make their way onto the roof. There are certain areas throughout Ontario where birds have a tendency to bite and pick away at reflective membranes. Over time these damages will spread creating a larger problem if not properly maintained or caught before the spreading occurs.
- Listed above are only a few, most common scenarios typically noticed upon inspections.



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### Difference in the maintenance programs listed below:

The main differences are the amount of visits, and the value (dollar amount) saved. The (Standard Plan) entails two visits, the (Gold Plan) entails three visits, and the (Platinum Plan) entails four visits.

The incentive is paying more attention to the roof, with a better value cost wise. Leaks, damages, vandalism, built up dirt and debris, or any act of nature/god can arrive, or occur at any time, with roofs typically being the first contact point. It is important to note, that the hypothetical scenarios listed below can occur (in-between maintenance visits, fall time, winter time etc, or people on the roof) If damages are inflicted, or occur throughout the roof, and deemed caused by an outside source or act of god, those damages must be inspected and priced accordingly. Maintenance programs are required throughout the flat roofing industry to achieve longevity. Most of the time, flat roofs do not have adequate drainage, or, rarely get cleanings and touch ups when required. Lastly, conducting general maintenance and touch ups can prevent unforeseen damages from spreading, resulting in large costly repairs. Maintenance programs are not bullet proof when preventing issues, but highly eliminates the scenarios of large unforeseen damages erupting over time. It is proven that general maintenance visits provide longevity.

### Time per visit:

The estimated time per each visit can vary. Each visit can range from 30 minutes – 3 hours. The concept of the employee attending is to conduct general cleanings around the flat roof drains to ensure proper waterflow, and touch up any detailed areas if required.

### Skilled Employees:

Skilled, trained, qualified and competent employees are dispatched to conduct the following visits.

Please see the following pages attached for your selected options. The selected option should be renewed yearly.



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## MAINTENANCE PROGRAM – GENERAL CLEANING PROCEDURES

**(GENERAL CLEANING) INCLUDED IN THE MAINTANENCE PROGRAM:** Though typically neglected or treated as a mere afterthought, the importance of adequately cleaning your roofing membrane cannot be overstated. In fact, this maintenance program was initially devised with cleaning in mind. On the previous page we listed eight most common scenarios which could potentially lead to significant damage if adequate cleaning and proper maintenance not be performed. Though Austin Roofing & Waterproofing cannot prevent rain, snow, foot traffic, servicemen, animals or any remaining acts of god, falling or inflicted atop of your roofing membrane, the concept of this program is to ensure that they do not accumulate. Thus, in return, eliminating the chances of major defects and damages threatening the integrity of your roofing membrane. We understand that this program may be more enticing to some than it is to others, but without properly maintaining the listed potential scenarios, the repairs required will be at the building owners expense. we cannot stress enough the importance of proper maintenance when it comes to ensuring that your roof is properly maintained for the life of your warranty.

1. Flat roof drains – a thorough, general cleaning of flat roof drains is a crucial element to achieve proper water flow during heavy rain falls, snow falls, snow melting, ice melting, etc.
2. Built up dirt and debris – a general cleaning includes removing any areas with a substantial amount of dirt and debris. Minor dirt and debris is not the issue, it is when a build-up of dirt and debris accumulates over the months and begins to damages the roofing membrane if not removed and disposed
3. Built up leaves - a general cleaning of these built up areas where an abundance of leaves occurs. These do not always blow off once dried, they should be properly removed and disposed to avoid them flowing into the drains
4. Large foreign objects – removing any foreign objects thrown onto the roof should be removed and disposed. This eliminates the foreign objects from blowing around and cutting their way into the roofing membrane
5. Large objects from nature – removing any large tree limbs, branches, etc will be removed from the roof to prevent further impact damages.



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## MAINTENANCE PROGRAM – PREVENTATIVES

**(PREVENTATIVES) INCLUDED IN THE MAINTANENCE PROGRAM:** the following maintenance program includes “preventative” steps and measures conducted while the inspection takes place. These preventative steps benefit the building owner in the overall long term future of the roofing and waterproofing membrane. Most commonly, once those scenarios have occurred, it is realized due to a leak occurring and is typically a result of general maintenance. The concept of the “preventative” steps and measures are to ensure leaks do no occur and catching a potential issue before it occurs. Listed below are the “preventative” steps and measures conduct while on the roof IF REQUIRED:

1. Upon general cleaning of roof drains if clogged, touch ups using the white rubber product will be installed by hand around the drain base if required
2. Upon general cleaning or all large bundled up areas of dirt and debris, touch ups using the white rubber product will be installed by hand if any vulnerable areas they appear concerning if required
3. Upon general cleaning around outside corners of h.vac a.c units, touch ups using the white rubber product will be installed by hand due to older h.vac units having a lot of movement when turning on and off throughout the day/season if required
4. Upon removing all large tree branches if landed onto the roof, touch ups using the white rubber product will be installed by hand to any impacted areas if required
5. Upon removing all bundled leaves and debris on that current day (not every individual leaf gets removed) touch ups using the white rubber product will be installed by hand to any impacted areas if required
6. Upon the final overall inspection, or any remaining detailed areas noticed, touch ups using the white rubber product will be installed by hand to any areas if required.
7. Any damages inflicted by animals, birds or crawling creatures will be touched up using the white rubber product by hand to all areas required.

As this shortened list of general “preventatives” are not covered under warranty, by weighing the option if a maintenance program is worth the additional cost, these small case scenarios can certainly lead to large, expensive, time consuming repairs if not resolved relatively quickly. As weather fluctuates throughout the Ontario region, Austin Roofing & Waterproofing highly recommends this program to stay on top of things for. Flat roofs are typically “out of sight, out of mind” until the problem occurs.



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## MAINTENANCE PROGRAM- "STANDARD" PLAN

Standard Plan: The "Standard" Maintenance Program includes two yearly visits.

One visit in Spring months to review:

- Includes general cleaning of entire flat roof section previously completed
- Includes a thorough cleaning of all flat roof drain grates and drain couplings
- Includes a thorough inspection to identify if any damages were caused over the winter
- Includes touching up any details around the flat roof drains if required
- Includes touching up any details where built up dirt and debris may have accumulated if required
- Includes touching up any details where ice may have punctured the roof membrane if required
- Includes touching up any remaining details throughout the roof in preparation for summer where required

One visit in Fall months to review:

- Includes general cleaning of entire flat roof section previously completed
- Includes general cleaning of all 'built up' leaves throughout the flat roof section
- Includes general cleaning of all tree limbs/branches throughout the flat roof section
- Includes general cleaning of any foreign objects thrown onto the flat roof section
- Includes a thorough cleaning of all flat roof drain grates and drain coupling
- Includes a thorough inspection to identify if any damages were caused throughout the summer
- Includes touching up any details where built up leaves may have accumulated if required
- Includes touching up any details where built up dirt and debris may have accumulated if required
- Includes touching up any remaining details throughout the roof in preparation for winter where required

Total Cost For The "Standard" Maintenance Program Yearly =

\$2,499.98.00 + HST

### Payment Structure:

Payment Due After Spring Visit: \$ 1249.99 + HST

Payment Due After Fall Visit: \$ 1249.99 + HST

Customer Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ PO, If Required: \_\_\_\_\_

Accounts Payable Telephone: \_\_\_\_\_



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## MAINTENANCE PROGRAM – “GOLD” PLAN

Gold Plan: The “Gold” Maintenance Program includes three yearly visits.

One visit in Spring months to review:

- Includes general cleaning of entire flat roof section previously completed
- Includes a thorough cleaning of all flat roof drain grates and drain couplings
- Includes a thorough inspection to identify if any damages were caused over the winter
- Includes touching up any details around the flat roof drains if required
- Includes touching up any details where built up dirt and debris may have accumulated if required
- Includes touching up any details where ice may have punctured the roof membrane if required
- Includes touching up any remaining details throughout the roof in preparation for summer where required

One Visit in Summer months to review:

- Includes general cleaning of entire flat roof section previously completed
- Includes a thorough cleaning of all flat roof drain grates and drain couplings
- Includes a thorough inspection to identify if any damages were caused throughout the summer
- Includes touching up any details around the flat roof drains if required
- Includes touching up any details where built up dirt and debris may have accumulated if required
- Includes touching up any details where heavy flooding rains may have inflicted any areas if required
- Includes touching up any details where any foreign objects / vandalism / animal damages or remaining acts of god inflicted to any areas if required
- Includes touching up any remaining details throughout the roof in preparation for fall visit

One visit in Fall months to review:

- Includes general cleaning of entire flat roof section previously completed
- Includes general cleaning of all ‘built up’ leaves throughout the roof
- Includes general cleaning of all tree limbs/branches throughout the roof
- Includes general cleaning of any foreign objects thrown onto the roof
- Includes a thorough cleaning of all flat roof drain grates and drain coupling
- Includes a thorough inspection to identify if any damages were caused throughout the summer
- Includes touching up any details where built up leaves may have accumulated if required
- Includes touching up any details where built up dirt and debris may have accumulated if required
- Includes touching up any remaining details throughout the roof in preparation for winter where required



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## MAINTENANCE PROGRAM – "GOLD" PLAN CONTINUED

The "Gold Plan" is the recommended maintenance program which gives Austin Roofing & Waterproofing Ltd, the ability to ensure a seamless transition from season to season. The additional summer inspection gives Austin Roofing & Waterproofing the ideal climate to address any additional punctures or other damages inflicted.

Total Cost For The "Gold" Maintenance Program Yearly = \$3,689.97 .00 + HST

### Payment Structure:

Payment Due After Spring Visit: **\$ 1229.99 + HST**

Payment Due After Summer Visit: **\$ 1229.99 + HST**

Payment Due After Fall Visit: **\$ 1229.99 + HST**

Customer Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ PO, If Required: \_\_\_\_\_

Accounts Payable Telephone: \_\_\_\_\_

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MAINTENANCE PROGRAM – “PLATINUM” PLAN

Platinum Plan: The “Platinum” Maintenance Program includes four yearly visits.

One visit in Spring months to review:

- Includes general cleaning of entire flat roof section previously completed
- Includes a thorough cleaning of all flat roof drain grates and drain couplings
- Includes a thorough inspection to identify if any damages were caused over the winter
- Includes touching up any details around the flat roof drains if required
- Includes touching up any details where built up dirt and debris may have accumulated if required
- Includes touching up any details where ice may have punctured the roof membrane if required
- Includes touching up any remaining details throughout the roof in preparation for summer where required

One Visit in Summer months to review:

- Includes general cleaning of entire flat roof section previously completed
- Includes a thorough cleaning of all flat roof drain grates and drain couplings
- Includes a thorough inspection to identify if any damages were caused throughout the summer
- Includes touching up any details around the flat roof drains if required
- Includes touching up any details where built up dirt and debris may have accumulated if required
- Includes touching up any details where heavy flooding rains may have inflicted any areas if required
- Includes touching up any details where any foreign objects / vandalism / animal damages or remaining acts of god inflicted to any areas if required
- Includes touching up any remaining details throughout the roof in preparation for fall visit

One visit in Fall months to review:

- Includes general cleaning of entire flat roof section previously completed
- Includes general cleaning of all 'built up' leaves throughout the roof
- Includes general cleaning of all tree limbs/branches throughout the roof
- Includes general cleaning of any foreign objects thrown onto the roof
- Includes a thorough cleaning of all flat roof drain grates and drain couplings
- Includes a thorough inspection to identify if any damages were caused throughout the summer
- Includes touching up any details where built up leaves may have accumulated if required
- Includes touching up any details where built up dirt and debris may have accumulated if required
- Includes touching up any remaining details throughout the roof in preparation for winter where required



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MAINTENANCE PROGRAM – "PLATINUM" PLAN CONTINUED

One Visit in Winter months to review:

- Includes general cleaning of entire flat roof section previously completed (not snow removal)
- Includes general cleaning of any additional 'built up' leaves throughout the roof that accumulated after fall visit
- Includes general cleaning of any additional tree limbs/branches throughout the roof
- Includes general cleaning of any foreign objects thrown onto the roof that occurred after Fall visit
- Includes a thorough cleaning of all flat roof drain grates and drain couplings from ICE build up
- Includes a thorough inspection to identify if any damages were caused after Fall visit
- Includes touching up any details where built up leaves may have accumulated after Fall visit
- Includes touching up any details where built up dirt and debris may have accumulated if required
- Includes touching up any remaining details throughout the roof where ice damage may have erupted if required.

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Incentive Offered - \* This includes one visit before Winter occurs \*

The "Platinum Plan" gives Austin Roofing & Waterproofing complete access to monitor the new roofing membrane with complete coverage and attention to all details throughout the year. This plan may not an interest for all building owners, but is certainly a cost effective approach over the future years to come.

Total Cost For The "Platinum" Maintenance Program Yearly = \$4,839.96. + HST

Payment Structure:

Payment Due After Spring Visit: \$ 1209.99 + HST

Payment Due After Summer Visit: \$ 1209.99 + HST

Payment Due After Fall Visit: \$ 1209.99 + HST

Payment Due After Winter Visit: \$ 1209.99 + HST

Customer Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ PO, If Required: \_\_\_\_\_

Accounts Payable Telephone: \_\_\_\_\_

(Initials) \_\_\_\_\_

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