A PROPERTY MANAGER'S GUIDE TO ROOFING RESPONSIBILITIES ON CONDO & HOA BUILDINGS

ALTERNATIVE ROOFING SYSTEMS INC.
866-ALT-ROOF
WWW.ALTROOFING.COM

HOT TOPIC
NOVEMBER 2026 ISSUE

DURO-LAST® THE WORLD'S BEST ROOF®

Managing a condominium or HOA property involves more than maintaining common areas and coordinating repairs. Roofing is one of the most important responsibilities because it directly affects the building's structural protection, long-term maintenance costs, and residents' comfort.



UNDERSTANDING ROOFING RESPONSIBILITIES

Property managers and HOA boards are typically responsible for overseeing the maintenance and repair of shared roofing systems. This includes monitoring roof conditions, addressing leaks, coordinating inspections, and planning for future replacements.

Staying ahead of roofing issues helps prevent costly water damage, interior repairs, and unexpected disruptions for residents.

KEY ROOFING RESPONSIBILITIES

A proactive roofing maintenance plan should include:

- Routine Inspections: Identify signs of deterioration, drainage issues, ponding water, and potential leaks before they become larger problems.
- Preventative Maintenance: Address minor issues early to extend the life of the existing roofing system.
- Budget Planning: Account for ongoing repairs, maintenance, and eventual roof replacement when preparing HOA reserve budgets.
- Contractor Coordination: Work with qualified commercial roofing professionals who understand multifamily buildings, building requirements, and occupied properties.
- Resident Communication: Keep residents informed about scheduled inspections, repairs, and construction activities that may affect their units or common areas.

WORKING WITH THE RIGHT COMMERCIAL ROOFING CONTRACTOR

Condominium and HOA roofing projects require careful planning, clear communication, and an understanding of how roofing systems perform over time. The right contractor should be able to evaluate existing conditions, explain recommended solutions, and help property managers make informed maintenance decisions.

At **Alternative Roofing Systems, Inc.**, we work with property managers, HOAs, and commercial property owners to provide dependable roofing solutions for multifamily and commercial buildings. Our approach emphasizes evaluating existing roof conditions, identifying areas of concern, and recommending practical solutions based on each property's needs.

From preventative maintenance and leak repairs to larger roofing projects, we prioritize quality workmanship, communication, and long-term roof performance.

PROTECTING YOUR PROPERTY STARTS WITH A PLAN

A well-maintained roofing system is an investment in the long-term condition and value of a property. By establishing a proactive maintenance strategy and partnering with an experienced commercial roofing contractor, property managers can help reduce unexpected expenses and protect the buildings they oversee.

Alternative Roofing Systems, Inc. is here to help property managers and HOA communities maintain and protect their roofing systems with professional commercial roofing services.

DURO-LAST® THE WORLD'S BEST ROOF®

A PROPERTY MANAGER'S GUIDE TO ROOFING RESPONSIBILITIES ON CONDO & HOA BUILDINGS

ALTERNATIVE ROOFING SYSTEMS INC.
866-ALT-ROOF
WWW.ALTROOFING.COM

HOT TOPIC
NOVEMBER 2026 ISSUE