

# OWNING A FLAT ROOF OVER 20 YEARS

*\*Costs based on average of 10,000 sq. ft.*

YEAR	ACTION	RUNNING COST <i>WITH</i> MAINTENANCE PROGRAM (PER SQ. FT.)	ACTION	RUNNING COST <i>WITHOUT</i> MAINTENANCE PROGRAM (PER SQ. FT.)
0 - 5	...	\$0	...	\$0
5 - 10	Minor Repair \$0.5/sq.ft	\$5,000	Major Repair \$1.5/sq.ft	\$15,000
10 - 15	Minor Repair \$0.6/sq.ft	\$11,000	SELL? Or New Roof \$11.5/sq.ft	\$130,000
15 - 20	Major Repair \$1.75/sq.ft	\$28,500	Minor Repair \$0.7/sq.ft	\$137,000

Total 20 year Maintenance Cost (\$0.1/sq.ft. Per Year)	\$20,000	---
Total 20 Year Cost (Repairs + Maintenance Costs)	\$48,400	\$130,000
Annual Roof Expense	\$2,425	\$6,500
<b>ANNUAL SAVINGS OVER 20 YEARS</b>	<b>\$4,075</b>	

## Owning a Flat Roof over 20 Years

