SHULTZ
ROOFING & CONSTRUCTION

VENDOR QUALIFICATION PACKET
COMMERCIAL · MULTIFAMILY · HOA
GREATER HOUSTON, TEXAS



LOCAL HOUSTON EXPERTS

COMMERCIAL & MULTIFAMILY ROOFING + PROPERTY SERVICES

A family-owned roofing company built for the properties you manage. Repair, preventive maintenance, and full replacement across Houston — with one accountable owner on every roof.

OWNERS
Nolan & Alicia Shultz
Shultz Roofing & Construction

DIRECT LINE
(832) 729-0080
shultzroofing.com

MANUFACTURER STATUS
OWENS CORNING PREFERRED CONTRACTOR

WHO WE ARE

A FAMILY NAME ON EVERY ROOF.

Shultz Roofing & Construction is owned and run by Nolan and Alicia Shultz. We live in Houston, our crews are local, and the people who sign your contract are the people who answer the phone.

For a property manager that means one accountable owner from the first inspection to the final walk. No call center. No rotating project managers. No subcontractor you have never met deciding what your roof needs.

We work on Houston roofs year-round — through hail, hurricane season, and the heat that follows. Every assessment is documented with drone photography, and every scope is written in plain language you can hand to an owner or a board.

WHAT YOU GET

- One owner accountable on every property
- Drone-documented inspections, before and after
- Fixed-cost written scopes, no hidden fees
- Insurance claim documentation and adjuster support
- Crews staged to keep residents and tenants moving

01

Integrity & Transparency

Honest assessments, clear communication, no hidden fees.

02

Superior Craftsmanship

Premium materials, installed for Houston's climate.

03

Client-Centric Service

Personalized attention from the owners themselves.

WHAT WE OFFER

REPAIR, MAINTAIN, REPLACE.

Four ways we work with property managers and owners — from a single leak call to a full building replacement.

Repair & leak tracing

We find the actual source — flashing, penetration, seam, or termination — and repair it rather than chasing stains.

Preventive maintenance

Scheduled inspections with a photo report per building, so capital planning is based on condition, not guesswork.

Replacement & re-roof

Phased tear-off and install across multi-building properties, sequenced to keep parking, access, and residents intact.

Storm & insurance claims

Free claim review, drone damage documentation, and we meet the adjuster on site so nothing gets missed.

LOW-SLOPE & COMMERCIAL

- TPO single-ply
- PVC single-ply
- EPDM
- Modified bitumen
- Built-up & gravel systems
- Coatings & roof restoration

EXTERIOR SERVICES

- Power washing
- Soft washing
- Line striping
- Concrete & cement work
- Patios & pool decks
- Boat docks & bulkheads

STEEP-SLOPE, METAL & SHEET METAL

- Architectural shingle
- Standing seam metal
- R-panel metal
- Tile & tile maintenance
- Gutters & sheet metal
- Low-slope repair & leak tracing

EMERGENCY RESPONSE

ACTIVE LEAK OR STORM DAMAGE?

We triage by phone, tarp and dry-in to stop the loss, then document the damage for your claim before repairs begin.

Call (832) 729-0080

MULTIFAMILY SERVICES

MULTIFAMILY MAKE-READY & UNIT TURN SERVICES

One contractor. One point of contact. From routine unit turns to full interior rehabs.

Shultz Roofing & Construction provides multifamily make-ready and unit-turn services designed to help property management teams return vacant units to rentable condition quickly and professionally. Whether the scope is a standard turn, a punch-list repair, or a complete unit rehabilitation, SRC can coordinate the trades required to complete the work under one point of contact.

INTERIOR REPAIRS

- Drywall repair and replacement
- Texture matching
- Interior painting and touch-ups
- Baseboards, trim and molding
- Interior and exterior doors
- Door hardware and locks

FLOORING

- Carpet replacement
- Carpet removal
- LVP and vinyl flooring
- Flooring repairs
- Baseboard replacement

KITCHEN & CABINETRY

- Cabinet repair and replacement
- Cabinet painting
- Cabinet hardware
- Countertop replacement
- Backsplash repair
- Appliance installation

BATHROOM

- Vanity repairs and replacement
- Plumbing fixture replacement
- Toilet replacement
- Tub and shower caulking
- Shower and surround repairs
- Cosmetic bathroom restoration

FIXTURES & PUNCH WORK

- Light fixture replacement
- Ceiling fans
- Switches and outlets
- Blinds
- Shelving
- Mirrors
- Minor plumbing repairs
- Minor electrical repairs
- General punch-list completion

TURNOVER & RESTORATION

- Trash-outs
- Debris removal
- Make-ready cleaning
- Water-damage repairs
- Drywall restoration
- Heavy-turn unit rehabilitation
- Eviction-damage repairs
- Full interior unit renovations

BUILT FOR MULTIFAMILY OPERATIONS

- Fast unit-turn coordination
- Before-and-after photographs
- Occupied and vacant unit capability
- Clear scopes of work
- Professional invoicing
- Single point of contact
- Unit-by-unit documentation
- Multi-trade coordination
- Routine service through capital projects

BEYOND THE UNIT

SRC can also support apartment communities property-wide:

- Commercial roofing
- Storm restoration
- Patio & balcony repairs
- Exterior cleaning & pressure washing
- TPO roof repair & replacement
- Siding & exterior repairs
- Interior restoration
- Multifamily roof maintenance
- Gutters & drainage
- Concrete & masonry

From a single vacant unit to a property-wide construction project, SRC gives multifamily operators one accountable contractor to manage the work from scope through completion.

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Nolan & Alicia Shultz · shultzroofing.com

EXTERIOR CONSTRUCTION

PATIO, DECKING & OUTDOOR STRUCTURES

REPAIR · REPLACEMENT · NEW CONSTRUCTION

Exterior spaces are part of the property — not an afterthought.

Shultz Roofing & Construction provides repair, replacement, and new construction services for patios, decks, outdoor structures, and waterfront applications. From replacing deteriorated decking at an existing property to constructing a completely new outdoor amenity space, SRC can coordinate the project from demolition and structural preparation through the finished surface — per the project plans, manufacturer specifications, and applicable code.

REPAIR

- Damaged and deteriorated decking
- Rotted or compromised framing
- Deck-board replacement
- Stair and step repairs
- Handrail and guardrail repairs
- Fascia and trim replacement
- Structural component repairs
- Patio repairs
- Deck resurfacing
- Water and weather-related deterioration
- Property punch-list repairs

REPLACEMENT

- Complete deck replacement
- Patio deck replacement
- Pool deck replacement
- Aging wood deck conversions
- Composite decking upgrades
- Structural framing replacement
- Stair and railing replacement
- Dock and waterfront decking replacement
- Common-area and amenity-deck replacement

NEW CONSTRUCTION

- Residential and multifamily decks
- Covered and uncovered patios
- Poolside decking
- Outdoor amenity areas
- Common-area decks
- Rooftop or elevated deck systems where appropriate
- Pergola and outdoor structure framing
- Walkways and boardwalk-style applications
- Waterfront decking
- Boat docks and pier decking
- Custom outdoor living spaces

FEATURED MATERIALS

BUILT WITH OWENS CORNING

Owens Corning® Lumber

Composite structural framing and post products designed as an alternative to conventional wood and steel for demanding exterior applications.

Owens Corning Marine Grade Decking

High-performance composite decking for outdoor and waterfront environments where durability and long-term weather exposure matter.

A BETTER MATERIAL

Why we specify composite in demanding environments:

Reduced dependence on traditional wood · Designed for exterior exposure · Resistance to rot and corrosion · Consistent appearance · Lower-maintenance material options · Suitable for residential and commercial use · Strong fit for waterfront and high-exposure environments

PROPERTY-WIDE APPLICATIONS

Apartment communities

Private patios · Common-area decks · Pool areas · Amenity spaces · Exterior stairs · Decking repairs

HOA & hospitality

Community amenities · Outdoor gathering areas · Pool decks · Walkways · Patios

Waterfront properties

Marine decking · Dock surfaces · Pier decking · Boardwalk applications · Waterfront outdoor spaces

Residential

Backyard patios · Custom decks · Pool areas · Outdoor living spaces

ONE CONTRACTOR. MORE OF THE PROPERTY.

Coordinated alongside roofing · TPO · siding · gutters · exterior restoration · concrete & masonry · interior restoration · make-readies · pressure washing.

From replacing deteriorated deck boards to building an entirely new outdoor amenity, SRC provides one accountable contractor from scope through completion.

REPAIR · REPLACE · BUILD NEW

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OUR WORK

RECENT ROOFS, HOUSTON TO GALVESTON.

Every job is documented from the air — before, during, and after. The same photo set goes to the owner, the board, and the adjuster.



MULTIFAMILY RE-ROOF, IN PROGRESS
Full tear-off on a multi-unit building — synthetic underlayment dried in, shingle bundles staged by section, and crews working three elevations at once.



Low-slope section, multi-story property. Membrane field worked around live rooftop equipment and conduit runs.



Architectural shingle replacement. New ridge, hip, and valley detailing with all penetrations re-flashed.



Dormers and cut-up rooflines. Hip, dormer, and gable work cut and closed clean on a lower-pitch roof.



Post-install drone survey. Top-down capture of the finished field, handed over as part of the closeout file.

CREDENTIALS & COMPLIANCE

EVERYTHING YOUR VENDOR FILE NEEDS.

MANUFACTURER STATUS

OWENS CORNING PREFERRED CONTRACTOR

SRC has achieved Owens Corning Preferred Contractor status, demonstrating that the company meets Owens Corning's contractor qualification standards. This allows SRC to offer qualifying Owens Corning roofing systems and enhanced manufacturer-backed warranty options.

OWENS CORNING® PREFERRED CONTRACTOR

TOP OF THE HOUSE® CERTIFIED CONTRACTOR

DOCUMENTATION ON FILE

General liability certificate	ON REQUEST
Workers' compensation	ON REQUEST
W-9 & EIN	ON REQUEST
Additional-insured endorsement	ON REQUEST
Warranty documentation	PER SYSTEM

HOW WE WORK ON SITE

Written scope first. Every property gets a fixed-cost written scope before work begins — line by line, no allowances that move later.

Change orders in writing. Priced and signed before any additional work proceeds.

Site control daily. Magnet sweep, debris haul-off, and protected landscaping and parking at the end of every day.

Closeout file. Drone photos, material documentation, and warranty paperwork handed over at the punch walk.

SERVICE AREA

GREATER HOUSTON, COVERED.



We work the whole Houston metro — from Conroe and The Woodlands down through the Bay to Galveston. Crews are dispatched from Houston, so a property manager in Katy and one in League City get the same response.

NEXT STEPS

01 **Send us your property list.** Addresses, building count, and any known problem roofs.

02 **We inspect and document.** Free drone inspection per building, with a photo report you can file.

03 **You get a written scope.** Fixed pricing, phasing plan, and warranty terms in plain language.

PUT US ON YOUR VENDOR LIST.

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Schedule Free Inspection