

# The 8 “REs” of Florida Contractors

**West Coast**  
*Florida Enterprises, Inc.*



**A Free eBook Provided By:**  
**West Coast FL Enterprises, Inc.**



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## The 8 “REs” of Florida Contractors

It's important to do your **RE**search when considering a Florida contractor! What do we mean by this? Well, there are several “**REs**” that every professional contractor YOU hire should have an in-depth knowledge of.

There are many **RE**asons why you should be on the look out for this information! In this eBook, we've outlined just a few of our “**RE**” services at West Coast Florida Enterprises, so that you have a better understanding of what to expect should the need arise.

<b>RE</b> roof	<b>3</b>
<b>RE</b> pair	<b>5</b>
<b>RE</b> store	<b>6</b>
<b>RE</b> move and <b>RE</b> place	<b>7</b>
<b>RE</b> solve	<b>8</b>
<b>RE</b> vitalize	<b>9</b>
<b>RE</b> cord	<b>10</b>
<b>RE</b> member and <b>RE</b> lax!	<b>11</b>

# West Coast

## Florida Enterprises, Inc.



## REroof

### Why Should you REroof?

Historically there have only been two reasons you might need to REroof in Florida:

1. Your roof has reached its useful life and is leaking repeatedly
2. You simply want to change or upgrade your roof for aesthetic reasons

Nowadays Floridians have a 3rd reason to REroof...our insurance companies are demanding roof replacement on any roof that is older than 15 years! That's right, only 15 year old roofs! WHY?



They are simply protecting themselves. You see, insurance companies know that 15 year old roofs are not installed to current code requirements. They are claiming that your roof could blow off in a wind event (e.g. [Hurricane Charley in 2004](#)) if it is not installed to current code.

You will need to do the math on whether REroofing is financially feasible. If your carrier is giving you grief about the age of your roof, let us know. We will try to REason with them!

### Types of REroofing

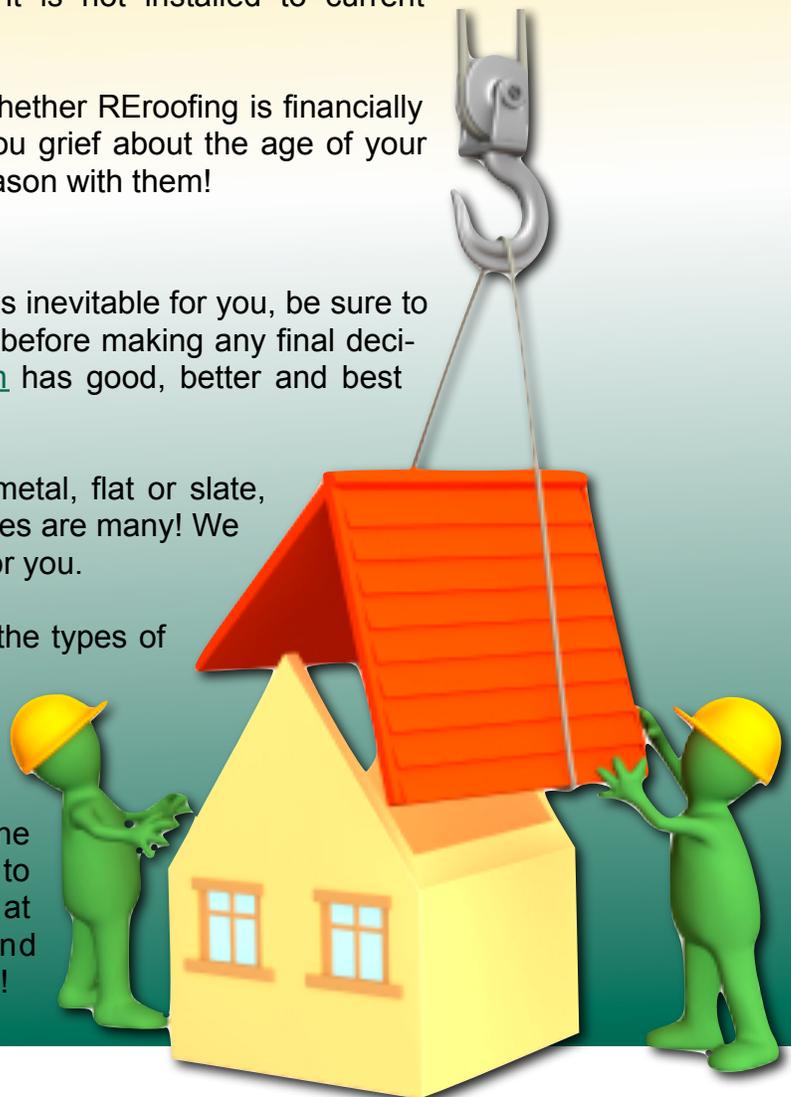
Should you decide that REroofing is inevitable for you, be sure to talk with trustworthy professionals before making any final decisions! EVERY kind of [roof system](#) has good, better and best versions. Believe me!

Whether it's shingle roofing, tile, metal, flat or slate, you can flat believe that your choices are many! We can help you decide what is best for you.

Just some very quick pointers on the types of REroofing...

#### Shingle

Shingle types and designations have changed frequently through the past few years. You will want to make sure to use a shingle that is at least rated for 110 MPH wind speeds. Don't accept anything less!



## The 8 “REs” of Florida Contractors



### Tile

Tile is THE most confusing and spec driven roofing system on the market today. There are literally about 80-90 ways of installing a tile roof in Florida. **Ask lots of questions** and deal with a contractor that has good common sense. Let your *Spidey Senses* take over and if it doesn't seem just right, walk away!

### Metal

Metal roofing is by far the most RELIABLE roofing system out there. It shouldn't be too confusing, but keep this in mind...there are essentially TWO types of metal roofing:

1. Metal that is installed with exposed top-side fasteners
2. Metal “standing seam” that is installed *with concealed clips*.

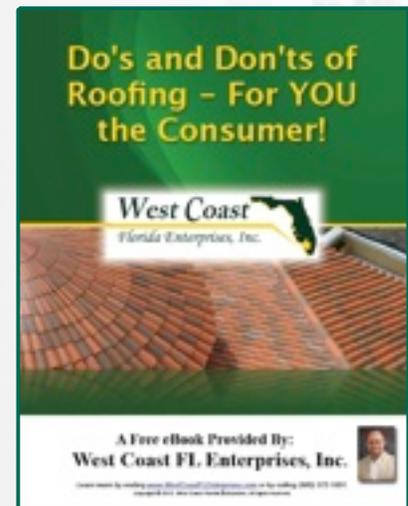
If you can afford the added cost, concealed fastening is by far the best!

NOTE: With any of the above roofs, the use of a self-adhered peel and stick membrane (direct to deck) is the only way to go!

### **“Dos” and “Dont’s” of REROOFING**

One of the most important “DOs” in REROOFING is to find someone you can rely on for honest and valuable roofing information. The biggest DON'T for REROOFING is to never, ever hire based on the cheapest price! There is always a reason why they are cheap and it is usually not a good one. When it comes to roofing, you get what you pay for.

For more information, be sure to check out our ebook:  
**[The Dos and Don'ts of Hiring a Roofing Contractor!](#)** →



## REpair

Concrete is an excellent building material, but it is not perfect. Every commercial building or condominium in Southwest Florida has some sort of concrete structure in place. From the foundation slab, to walls, [plaza deck](#), stem walls, seawalls, and much more, you don't have to look very far to find concrete in south Florida.

Unfortunately, you also don't have to look far to find [concrete that is in need of REpair](#). There are several common problems in concrete that may jeopardize its integrity or, at the very least, make it cosmetically unappealing. Here are just a few:

### Surface Spalling

Surface spalling is when the surface of hardened concrete breaks off due to the rebar being placed too close to the surface of the concrete topping.

### Cracking

This one is pretty obvious. Cracking is when breaks occur in areas of concrete, other than those placed intentionally. Almost everyone has cracks in their concrete. Because there are so many elements that may cause concrete to crack, it is often impossible to know the exact cause. However, the most common cause is settlement. The good news...cracks seldom result in major structural problems if they are repaired in a timely manner.

### Dusting

Dusting is the presence of a powdery material at the surface of a hardened slab. A concrete floor dusts under traffic because the wearing surface is weak. This weakness can be caused by the finishing operation performed over bleed water on the surface.



*Seawall succumbing to surface spalling, cracking, and dusting*

### Popouts

A popout is a cone shaped fragment that breaks out of the surface of concrete. Popouts are generally considered a cosmetic flaw, and do not usually affect the service life of the concrete.

The good news is, most of these issues can be REpaired by a professional.

So, if any of your concrete is in need of maintenance, REpair, or REplacement, REmember, we are only a phone call away!

## REstore

Whether it's for safety reasons, raising your property value, or just beautifying your home or office, a little REstore may be necessary. Some of the most common projects we are hired to REstore include:

### Decks

A well-built deck will last for decades. However, if your deck is rotting or missing fasteners, or if it moves when you walk on it, it may be dangerous. There are many reasons decks may need to be restored. It may have been built by an inexperienced do-it-yourselfer, not inspected when it was built, or is more than 15 years old (building codes were different back then!) These decks are all susceptible to serious problems. Every year, people are severely injured, even killed, when [decks like these collapse](#).

This can often happen during parties or gatherings when the deck is over-filled with guests. The good news? Most deck fixes are quick and affordable. Just make sure you hire a professional so it will be a solid fix that will last for years to come!



Concrete Deck Repair at Condo Complex in SW FL

### Walls

Injection of epoxy or urethane is used to remedy water intrusion into concrete walls and floors. The process is fast and efficient with little disruption to the area. After the crack is cleaned and grinded, we install injection ports at predetermined intervals along the cracks. The surface of the crack is sealed with epoxy and then the ports are filled with high viscosity epoxy material.



Concrete injection at base of wall and floor

### Expansion Joints

Leaking concrete joints can also be REstore by urethane grout injection. But a more popular method is the use of an oakum product. After the joint is thoroughly cleaned, a pre-soaked oakum material is packed into the joint and then spritzed with water to activate it. The joint is then injected with urethane and the bottom is sealed with an aesthetic urethane sealant.

Whatever you are having problems with, our experts can RESolve the issue by specifically designing the appropriate repair methods for each scenario.

### REmove and REplace

Sometimes REstoring something just isn't in the cards and REMoving/REplacing is your only option. Isn't it amazing how almost anything exterior degrades over time, especially here in Southwest Florida?! The weather here even takes it's toll on all things metal and concrete.

Are you experiencing issues with exterior metal or concrete items? In the last few years we have been doing a lot of REMoving and REplacing of items such as:

**Sidewalks** - You may have experienced severe cracking or possibly even broken concrete sidewalks due to root intrusion or settling. We can help!

**Railings** - If your aluminum or steel railings have not been well maintained and have not had a good coat of paint on them, you may be ready for REplacement! You can REplace them with pre-finished or powder coated pipe or square tube railings.

**Exterior Stairs** - Often we find deteriorated exterior stairs that have not been properly maintained or painted regularly. When it gets this bad, REplacement is imperative! We can REplace the stairs with new welded aluminum stairs that are as beautiful as they are long-lasting!

#### **Brick Pavers/Tile**

You may have noticed your exterior pavers/tiles have either cracked or have been negatively affected by root intrusion – this is a common problem. This can typically be REpaired – but if the pavers are too weathered due to lack of maintenance, REplacement may be in the cards for you!



**Our In-House experts (NOT sub-contracted) can fabricate, weld, pour, and build just about anything around your building that has seen better days!**

## REsolve

We LOVE to solve problems! I wish everyone could understand the complex issues that we get to REsolve on a daily basis. Just like for every action, there is a REaction...for every exterior building problem there is a RESolution. (Not quite as catchy, but you get the idea.) You just need to find someone with the knack for solving it!

For example:

Sometimes we are asked to REsolve moisture intrusion. All too often a building owner will defer these types of issues to an engineering firm or a water detection outfit. Guess who those guys call? US!

Let us know when you have moisture intrusion and I guarantee you our team of experts will find the source and REsolve the problem!

We may sound like a broken record, but WE ARE SW Florida's premier problem solvers! If you have a problem that needs to be RESolved, please don't hesitate to call.



*Waterproofing*

### REvitalize

If you're looking for an easy, affordable way to improve the look of your exterior, [pavers](#) can be a great way to go. You can easily REvitalize your driveway, pool deck, patio, or other landscape with the simple addition of pavers.

Before you begin to REvitalize, you will need to do a little REsearch. There are endless arrays of natural or manufactured stone pavers to choose from. You will find assorted colors, patterns and textures that fit every look and budget. It's best to consult with a professional to help you determine what is the best fit for your needs. Here are some paving stone trends to consider:

#### Large-format pavers

These are very popular and exude an affluent feeling. They look more up-to-date than the typical small-sized pavers, and can also give off the illusion that the space covered is much larger than it actually is.

#### Pattern colors

Some popular paving stone pattern colors include charcoal, sandstone, terracotta and brown.

#### Texture

Chiseled edges add texture and depth to paving stones. This also helps soften lines on manufactured stones, and creates an “old world”, natural look with a modern flair.

So, when you're ready to REvitalize, give us a call! When it comes to pavers, we have a team of designers and installers that rival any other in town.





**PAYMENT RECORD**



### REcord

REcord keeping is essential... Every building owner should keep an accurate REcord of all maintenance performed on the building especially the exterior envelope. This includes the roof, walls, garages, windows, doors, decks, planters, fountains, etc.

Too often a problem arises for a second or third time and there is no REcord of how it was addressed prior.

These REcords are essential in determining the next course of action!

If you have manufacturer warranties on any of your exterior products, for example the roof, accurate REcord keeping of maintenance and REpairs is critical to keeping your warranties alive!

### REmember and RELax!

At a recent meeting, with the intention of learning the reason for what we do here at West Coast Florida Enterprises, we came to the realization that **we enjoy solving problems.**

Although it may sound elementary, when we really drilled down to the core of our being as a company, we learned that we have a true interest in figuring things out.

It stems from our founder, [Bruce Nicholas](#)' penchant for being knowledgeable in all aspects of construction. He has an uncanny ability to look at a building, study its features, and tell us about potential problems that will need to be fixed in the near future.

Since 1985, this culture of helping people by solving their problems has permeated through out West Coast Florida Enterprises. You could say that our motto is *Research/Identify/Resolve.*

When it comes to fixing anything on the exterior of your building, we are the “go-to company” because we make a conscious effort to surround ourselves with the best minds and hire the best hands to get the job done correctly.

With the exception of mechanical systems (e.g. plumbing, electrical, and air conditioning) we are ready, willing, and able to solve any of your problems with a staff consisting of:

- Masons
- Roofers
- Carpenters
- Waterproofers
- Pavers/Tile Layers
- Sheet Metal Workers
- Concrete repair technicians

So as long as you can REmember to [contact West Coast FL Enterprises](#), you'll be able to RELax knowing the job is done right!

