

COMMERCIAL ROOF • ALL BUILDING TYPES • PAX MARKETS

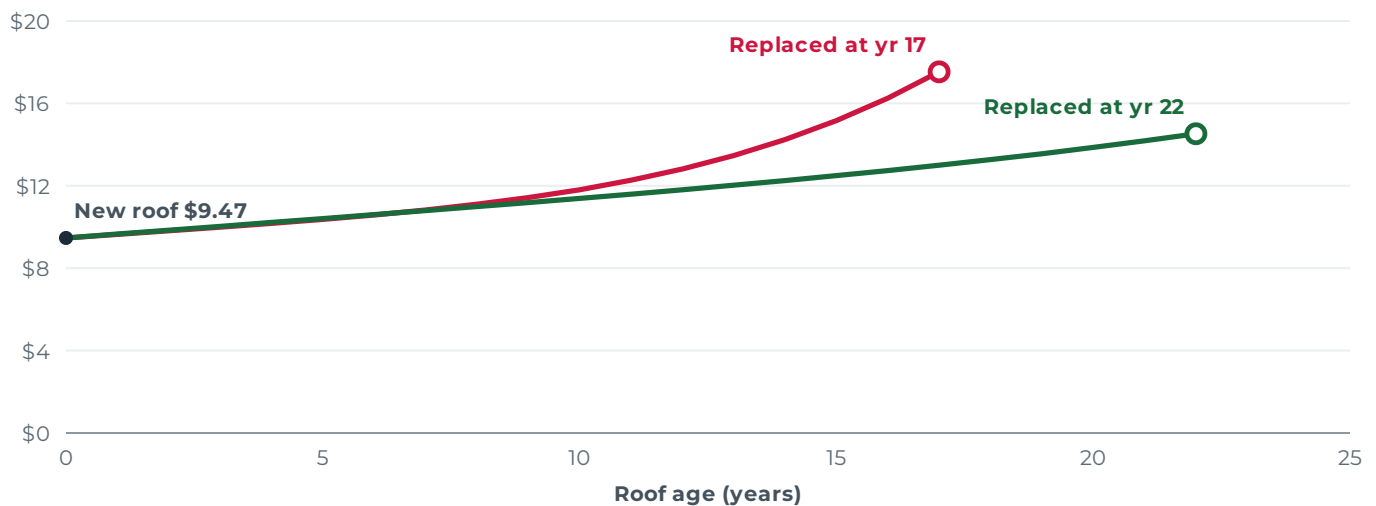
With PaxSeal, this roof lasts 5 years longer and costs 36% less for every year it's in service.

The industry-average cost of a typical commercial roof on a typical commercial building across PAX's markets, from the day it is installed to the day it must be replaced: repairing it only when it leaks, compared with PaxSeal planned maintenance.

ROOF LIFE	COST PER YEAR OF LIFE	SAVED EVERY YEAR	OVER ONE ROOF LIFE
17 → 22 yrs 5 more years before the next new roof	\$0.66 /sq ft with PaxSeal, vs \$1.03 repairing only when it leaks	\$21K on a typical 58,000 sq ft roof (\$0.37/sq ft)	\$472K saved across 22 years of service

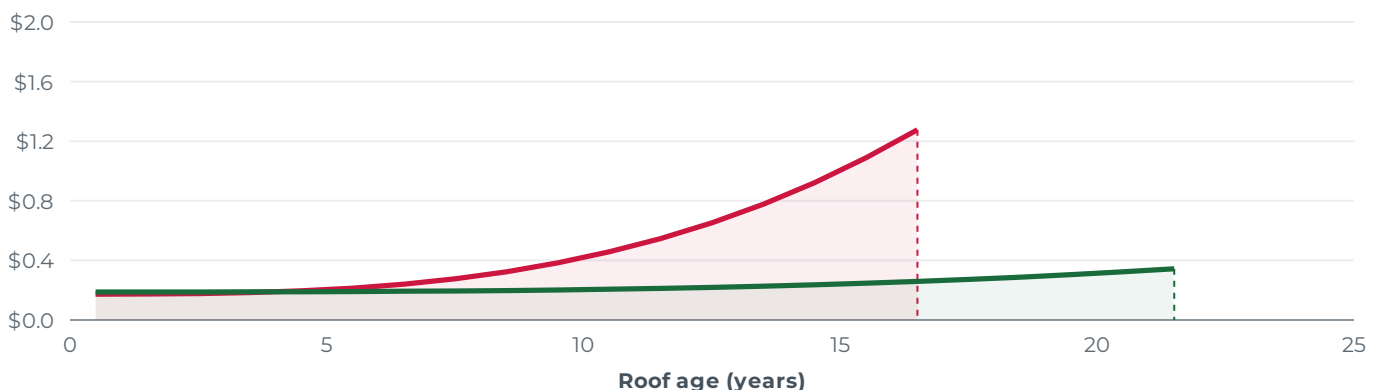
Total cost of one roof, new to replacement

Running total per sq ft: the new roof, then every repair, storm repair and PaxSeal fee until the roof must be replaced.



Yearly cost as the roof ages

Cost per sq ft each year. Without maintenance, repairs climb steeply as the roof wears out; PaxSeal keeps the climb flatter and pushes it later.



— Repair only when it leaks — PaxSeal planned maintenance

Today's dollars

Where the money goes

One roof on a typical 58,000 sq ft commercial building, from installation to replacement, in today's dollars.

ONE ROOF, NEW TO REPLACEMENT	REPAIR WHEN IT LEAKS	PAXSEAL	DIFFERENCE
New roof	\$548K \$9.47/sq ft	\$548K \$9.47/sq ft	—
Repairs	\$428K \$7.40/sq ft	\$77K \$1.32/sq ft	\$352K
Storm damage to the roof	\$38K \$0.66/sq ft	\$33K \$0.57/sq ft	\$5,263
PaxSeal planned maintenance	—	\$183K \$3.16/sq ft	+\$183K
Total for one roof	\$1.01M \$17.53/sq ft	\$840K \$14.53/sq ft	\$174K
Years of service	17 years	22 years	+5 years
Cost per year of service	\$60K \$1.03/sq ft	\$38K \$0.66/sq ft	\$21K

Why the PaxSeal curve stays lower

Leaks caught early

Over the roof's life, repairs come to \$77K with PaxSeal against \$428K without. A problem found on a planned visit costs about a third of an emergency repair.

A roof that lasts longer

Regular inspections and upkeep add about 5 years, so the next \$548K roof is 5 years further away and its cost is spread over 22 years instead of 17.

Less storm damage

A maintained roof holds up better in hail and high winds, and its records support insurance claims: about \$1,504 a year in storm damage instead of \$2,256.

A predictable budget

A fixed yearly fee replaces surprise repair bills, so roof spending can be planned years ahead instead of found in an emergency.

How these figures are built

- **Roof life** comes from lender useful-life tables and industry studies for each roof type, adjusted for the climate in each PAX market. Planned maintenance adds about 5 years, in line with National Research Council of Canada findings and manufacturers' warranty extensions for maintained roofs.
- **Repairs** follow a wear-out curve: small while the roof is new, rising steeply near the end of its life, averaging about 1% of the roof's cost a year (Johns Manville owner's manual). Repairs made only after a leak cost about three times as much, and more in buildings where a leak does more harm.
- **Storm damage** uses FEMA's National Risk Index for each PAX market. **Costs** are installed prices for each PAX market (\$9.47/sq ft for a new roof) and an estimated PaxSeal fee of \$8,321 a year, all in today's dollars.

See the curve for your own roof

NEXT STEP

These are averages for a typical building. Your PAX representative can build a custom cost curve from your roof's size, age, condition and a real PaxSeal proposal.

Industry averages for illustration, not a quote, warranty or guarantee of future costs. Actual costs depend on the roof's condition, design, use, weather and pricing at the time of work. Sources include Fannie Mae and ASTM E2018 useful-life tables, NRC Canada roof life-cycle research, NRCA, Johns Manville, the EPDM Roofing Association, FEMA National Risk Index (December 2025) and published commercial roofing cost surveys. Research current as of 2026-10-14.