



**PRIME STATE
ROOFING**

COMMERCIAL • METAL • NEW ENGLAND

Commercial & Metal Roofing

Systems, warranties, and manufacturer partners

Rhode Island • Massachusetts • Connecticut • Vermont • Maine

CALL OR TEXT

1-844-444-4420

Free estimates • Licensed • Fully insured

EMAIL

sales@primestateroofing.com

ONLINE

primestateroofing.com

ABOUT PRIME STATE ROOFING

A single accountable contractor for your building.

Prime State Roofing installs and services commercial low-slope roof systems and architectural metal roofing across New England. We are certified by the manufacturers whose systems we install, which means we can issue warranty coverage most contractors cannot, and we self-perform the work rather than brokering it to subcontractors.

CERTIFIED COMMERCIAL SYSTEMS INSTALLER

Certification is what lets us register enhanced system warranties in your name. A non-certified installer can only offer basic material coverage.

What sets us apart

Manufacturer certified. Owens Corning Preferred Contractor and TAMKO Pro Gold Contractor, plus certified installation for Carlisle, Mule-Hide, and Elevate by Holcim commercial systems.

Built for New England. Freeze-thaw cycling, ice damming, nor'easter wind loads, and coastal salt air drive every detail we specify.

Licensed across state lines. One contractor for a portfolio that spans Rhode Island, Massachusetts, Connecticut, Vermont, and Maine. No re-bidding each property.

Single-source accountability. Tear-off, deck repair, insulation, membrane or metal, and sheet metal are all performed by our crews.

Licensing and credentials

Credential	Detail
Massachusetts	Construction Supervisor License #CS-122954 (Unrestricted)
Massachusetts	Home Improvement Contractor Registration #219557
Vermont	Registered Contractor #174.0001145
Rhode Island	Registered with the Contractors' Registration and Licensing Board
Environmental	EPA Lead-Safe RRP Certified Renovator (Neftali Reyes)
Insurance	General liability and workers' compensation; certificates of insurance issued directly to your carrier, lender, or property manager on request

COMMERCIAL ROOFING

Single-ply systems from three industry leaders.

We install TPO, EPDM, and PVC single-ply membrane systems from Carlisle, Mule-Hide, and Elevate by Holcim. Each manufacturer has real strengths. We are not locked into one line, so we walk your roof and specify the system your building actually needs.



Carlisle Construction Materials

One of the largest commercial roofing manufacturers in North America, with millions of square feet installed annually.

- **Sure-Weld® TPO** — bright white, energy efficient, hot-air welded seams stronger than the membrane itself. 45, 60, and 80 mil.
- **Sure-Seal® EPDM** — 50+ year track record, exceptional cold-weather flexibility, mechanically attached, fully adhered, or ballasted.
- **Sure-Flex™ PVC** — chemical resistant for restaurants, commercial kitchens, and food processing.

Why Carlisle: total system approach where membrane, insulation, adhesives, and flashings are engineered together. Warranties to 30 years.



Mule-Hide Products Co.

More than a century manufacturing commercial roofing products, with strong regional support through ABC Supply.

- **TPO** — white, tan, and gray to match the building. 45, 60, and 80 mil, heat-welded seams.
- **EPDM** — outstanding elongation and recovery for buildings that experience structural movement.
- **PVC** — chemical and grease resistant, fire rated, for kitchens and medical facilities.
- **Modified Bitumen** — SBS and APP multi-layer systems for roofs with heavy foot traffic or rooftop equipment.

Why Mule-Hide: a versatile line covering every commercial application, backed by in-person training and pre-job roof inspections.



Elevate by Holcim

Formerly Firestone Building Products. RubberGard EPDM is the most widely installed commercial membrane in the world.

- **RubberGard™ EPDM** — flexible to -40°F, available in seamless sheets up to 50 feet wide to minimize seam risk.
- **UltraPly™ TPO** — weld-optimized surface for the strongest seams in the industry. Energy Star® rated and cool-roof compliant.
- **Elevate PVC** — polyester reinforced for tear strength, with excellent resistance to ponding water and grease.

Why Elevate: 50+ years of real-world performance data and the Red Shield™ warranty program, the strongest in commercial roofing.

CHOOSING A MEMBRANE

EPDM vs. TPO vs. PVC.

The right membrane depends on your building type, budget, climate exposure, and what happens on the roof. Here is how the three most common flat roof systems compare in New England conditions.

	EPDM	TPO	PVC
Material	Synthetic rubber (thermoset)	Thermoplastic polyolefin	Thermoplastic polyvinyl chloride
Seam method	Adhesive or tape bonded	Hot-air welded	Hot-air welded
Seam strength	Good, adhesive dependent	Excellent, stronger than membrane	Excellent, stronger than membrane
Cold flexibility	Excellent, to -40°F	Good	Moderate
Energy efficiency	Moderate, white available	Excellent, reflective white	Excellent, reflective white
Grease and chemical	Poor	Poor	Excellent
Fire resistance	Good	Good	Excellent, self-extinguishing
Ponding water	Good	Good	Excellent
Track record	50+ years	About 20 years	40+ years
Expected lifespan	25–40+ years	20–30+ years	25–35+ years
Relative cost	Most affordable	Moderate	Premium
Best suited to	Large flat roofs, warehouses, churches, schools	Offices, retail, warehouses, schools	Restaurants, kitchens, medical, industrial
New England fit	Outstanding	Very good	Very good

Our recommendation: for most buildings in Rhode Island, Massachusetts, Southern Connecticut, Vermont, and Maine, EPDM delivers the best cold-weather performance at the lowest cost. TPO is the best all-around value where energy efficiency matters. PVC is the clear winner for any building exposed to grease, chemicals, or where fire resistance is paramount.

Industries we serve

- Warehouses and distribution centers
- Restaurants and commercial kitchens
- Schools and universities
- Office buildings and corporate campuses
- Retail and shopping centers
- Churches and houses of worship
- Multi-family housing and apartments
- Medical facilities and clinics

COMMERCIAL WARRANTIES

What your coverage actually includes.

A material-only warranty replaces a defective sheet of membrane and leaves you paying for the labor. A full system warranty covers the membrane, insulation, fasteners, flashings, and the labor to fix them. Because we are a certified installer for each of these manufacturers, we can register system-level coverage in your name.

Carlisle

Coverage	Term	Details
Standard material	10–20 years	Covers membrane defects. Available on all system types.
Total system	Up to 30 years	Membrane, insulation, fasteners, and accessories installed as a complete Carlisle system.
Labor	Included	Available on Total System warranties. Covers labor for warranted repairs.
Transferable	Yes	Transfers to a new building owner.
No dollar limit	Select warranties	No cap on repair or replacement cost during the warranty period.

Mule-Hide

Coverage	Term	Details
EPDM system	Up to 30 years	Membrane and system components installed to Mule-Hide specification.
EPDM, acrylic adhesive	Up to 20 years	Reduced term when acrylic water-base adhesive is used.
TPO system	Up to 20 years	Membrane, insulation, and accessories as a system.
Hail coverage	Optional	Available following Mule-Hide's specific procedures and requirements.

Elevate Red Shield™

Tier	Term	Key features
Red Shield Platinum™	30 years	No dollar limit, material and labor, edge to edge, with puncture, hail, and wind options.
Red Shield 25-Year	25 years	No dollar limit, material and labor, edge-to-edge system coverage.
Red Shield 5–20 Year	5–20 years	Scalable coverage matched to budget and system.
Transferable	Yes	Owner to owner. Transfer fee applies.

Beyond the manufacturer warranty, Prime State Roofing stands behind the installation itself — flashing details, terminations, fastening pattern, and every other element that is in our hands. If a problem is caused by our workmanship, we make it right.

METAL ROOFING

Built to outlast every storm New England sends.

A properly installed metal roof is the last roof most buildings will need. Expected service life runs 40 to 70 years, wind ratings reach 180 mph on double lock standing seam, and the finish still looks close to new decades after installation.



Standing seam — the premium choice

Fasteners are concealed beneath the seam, so there is nothing exposed to the weather and nothing to maintain. Panels float on clips and are free to expand and contract with temperature, which is why standing seam stays flat and watertight for decades.

- **Double lock** — the tightest seal in metal roofing. The only system recommended for very low slopes, down to 1:12 and in some cases 0.5:12. Maximum wind uplift resistance. Specified for coastal properties, heavy-snow structures, and buildings where a leak is unacceptable.
- **Single lock** — the most popular standing seam option for homes. Excellent weather-tightness on standard pitches of 3:12 and steeper, with the same clean concealed-fastener look at a lower installed cost.

Exposed fastener — the value option

Panels are screwed directly through the face into the deck. It is the most affordable way to get a metal roof, installs quickly, and individual panels are easy to replace. The tradeoff is maintenance: the rubber washers under each screw degrade from UV and thermal cycling and need inspection roughly every 10 to 15 years. Because every fastener is a potential leak point, manufacturers generally will not issue a weathertight warranty on these systems.

Well suited to barns, garages, workshops, outbuildings, agricultural and light commercial buildings, and budget-conscious projects where the utilitarian look of visible fasteners is not a concern.

METAL SYSTEMS COMPARED

Three systems, three different jobs.

	Double lock standing seam	Single lock standing seam	Exposed fastener
Weather tightness	Best available. Double-folded seams are virtually impenetrable.	Excellent. Single-fold concealed seam.	Good when new. Screws and washers degrade over time.
Wind resistance	Up to 180+ mph	Up to 140–160 mph	Up to 110–130 mph
Expected lifespan	50–70+ years	40–60+ years	30–50 years with fastener maintenance
Maintenance	Virtually none	Virtually none	Fastener and washer service every 10–15 years
Appearance	Premium, no visible fasteners	Premium, no visible fasteners	Utilitarian, visible screw heads
Relative cost	Highest	High	Most affordable metal option
Best for	Coastal, low-slope, extreme weather, luxury builds	Most homes and standard slopes	Barns, garages, outbuildings, light commercial
Typical warranty	30–50 yr paint, lifetime panel, 20–30 yr weathertight	30–50 yr paint, lifetime panel, 20–30 yr weathertight	25–40 yr paint, limited lifetime panel, no weathertight

Understanding metal roofing warranties

Warranties are the most misunderstood part of a metal roof. There are three separate coverages, and only one of them protects you against leaks.

Warranty	Typical term	What it covers
Paint and finish	30–45 years	The coating on the panel. Premium metal uses Kynar 500 or Hylar 5000 PVDF fluoropolymer, the most durable paint technology available. Resists fading, chalking, and UV color change. SMP and polyester coatings warrant only 15–25 years and fade noticeably faster.
Substrate and panel	50 years to lifetime	The steel or aluminum beneath the paint. Guarantees the panel will not perforate, rust through, or fail structurally. Galvalume aluminum-zinc substrates carry the strongest terms.
Weathertight	20–30 years	The one that matters most, and it is available only on standing seam. Guarantees the system as installed will not leak, covering panels, seams, flashing, trim, and components together.
PSR workmanship	Included	Our own guarantee on installation quality: flashing details, seam engagement, underlayment, ventilation, and everything else in our hands.

Our recommendation: always specify a Kynar 500 or PVDF finish for architectural metal. The cost difference is modest and the difference in appearance after 30 years is dramatic. Warranty terms vary by manufacturer, panel profile, coating, and region, so we confirm exact coverage for your project in writing.

WORKING TOGETHER

What to expect, start to finish.

- 01 Assessment**
We walk the roof, document conditions with photographs, check the deck, insulation, drainage, flashings, and penetrations, and identify what is actually failing rather than guessing from the ground.
- 02 Written scope and proposal**
A line-item proposal covering tear-off, deck repair allowances, insulation, membrane or panel system, flashings, and disposal. Warranty options are priced separately so you can see what each level costs.
- 03 Material and system selection**
We walk you through the manufacturers, membranes or panel profiles, colors, gauges, and coatings, and explain the warranty implications of each choice in plain language.
- 04 Scheduling and site protection**
Confirmed dates, staging and dumpster placement agreed in advance, and a plan for maintaining building access and tenant operations throughout.
- 05 Installation**
Our own crews, installed to manufacturer specification so the system warranty is valid. Daily cleanup and magnetic sweeps. Rooftop equipment, curbs, and HVAC penetrations detailed properly.
- 06 Inspection, warranty, documentation**
Final walkthrough, manufacturer inspection where the warranty requires it, and a complete package: registered warranties, photographs, and product documentation for your records.

Recent work



Photographs are of completed Prime State Roofing projects in New England.



**PRIME STATE
ROOFING**

Let's talk about your roof.

Free assessment, drone and interior inspection, written scope, and a line-item proposal with warranty options in plain language.

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INSTANT ROOF QUOTE, ONLINE IN 60 SECONDS

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SERVICE AREA

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Vermont • All of Maine

LICENSED, CERTIFIED, INSURED

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Warranty terms shown are typical manufacturer ranges and vary by product, system configuration, and approval.
Your specific coverage is confirmed in writing with your proposal. © 2026 Prime State Roofing.